

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note (the “Note”) dated August 31, 2007, executed and delivered by Dale Cornella, Jr. to Pinnacle Bank-Wyoming and a real estate mortgage (the “Mortgage”) of the same date securing the Note, which Mortgage was executed and delivered by Dale Cornella, Jr. and Sara D. Cornella, as husband and wife (the “Mortgagors”), to Pinnacle Bank-Wyoming, and which Mortgage was recorded on August 31, 2007, as Doc 0474335 Bk 126 Pg 789-803 in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Hot Springs County, State of Wyoming; and

WHEREAS, the mortgage was assigned for value as follows:
 Assignee: Mortgage Electronic Registration Systems, Inc.
 Assignment dated: 08/31/2007
 Assignment recorded: 08/31/2007
 Assignment recording information: Doc 0474336 Bk 126 Pg 804-804

Assignee: Wells Fargo Bank, NA
 Assignment dated: 12/20/2016
 Assignment recorded: 12/28/2016
 Assignment recording information: Doc 0523915 Bk 175 Pg 397-397

Assignee: Specialized Loan Servicing LLC
 Assignment dated: 08/01/2019
 Assignment recorded: 08/09/2019
 Assignment recording information: Doc 0536247 Bk 186 Pg 595-595

Assignee: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1
 Assignment dated: 03/28/2024
 Assignment recorded: 03/28/2024
 Assignment recording information: Doc.0557047 bk:209 pg:593-594

All in the records of the County clerk and ex-officio Register of Deeds in and for Hot Springs County, Wyoming.

WHEREAS, the Mortgage contains a power of sale which by reason of said default, the Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued; and

WHEREAS, written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner and the party in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage on the date of first publication of this notice of sale being the total sum of \$80,185.86 which sum consists of the unpaid principal balance of \$72,938.84 plus Interest accrued to the date of the first publication of this notice in the amount of \$3,673.41, plus attorneys’ fees, costs expended, and accruing interest and late charges after the date of first publication of this notice of sale;

WHEREAS, the property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale. Any prospective purchaser should research the status of title and be prepared to show proof of funds before submitting a bid;

NOW, THEREFORE Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1, as the Mortgagee, will have the Mortgage foreclosed as by law provided by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Hot Springs County, Wyoming to the highest bidder for cash at 10:00 AM on July 16, 2024, at Courthouse steps 415 Arapahoe St # 202, Thermopolis, WY 82443, for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

Lots 19 and 20, Block 47, Original Townsite of the Town of Thermopolis, Hot Springs County, Wyoming.

With an address of: 1026 Amoretti St., Thermopolis, WY 82443

Together with all improvements thereon situate and all fixtures and appurtenances thereto.

Date: June 3, 2024

Brian G. Sayer
 C. Morgan Lasley
 Marcello G. Rojas
 THE SAYER LAW GROUP, P.C.
 925 E. 4th St.
 Waterloo, Iowa 50703
 319-234-2530
 319-232-6341

Pub. June 6, 13, 20 & 27, 2024 No. 1637

INVITATION TO BID

Hot Springs County will receive sealed bids until 10:00 A.M. local time on July 11, 2024, at which time the Bids received will be publicly open and read in the Jury Room, 3rd floor of the Courthouse, 415 Arapahoe, Thermopolis, WY 82443. Submittal of Bids for this project will be accepted by USPS Mail, Delivery Service (USPS, FedEx, etc) or by in-person delivery at the office of Becky Kersten, Hot Springs County Clerk, Hot Springs County Court House, 2nd Floor, 415 Arapahoe, Thermopolis, WY 82443 for MATERIALS, LABOR, SERVICES, TRANSPORTATION & COMPLETE

CONSTRUCTION OF: Black Mountain Road Rehabilitation and Reconstruction Project consisting of Storm Water Control, Traffic Control, Culvert Replacement, Culvert Slip-Lining, Unclassified Excavation, Full Depth Reclamation (FDR), Road Reconstruction, Hot Mix Asphalt Paving, and Reclamation. Hot Springs County accepts no responsibility for the delivery of bids (late delivery, undelivered packages, or any other delivery issues or delay) through USPS Mail, Delivery Service (UPS, FedEx, etc) or any other means. Bids must be submitted in a sealed envelope marked “**SEALED BID-BLACK MOUNTAIN ROAD PROJECT**” and any envelop not so marked can be rejected.

The bidding documents will be made available on June 6, 2024. Prospective Bidders must download contract documents through Quest Construction Data Network. This can be done via a link at www.QuestCDN.com. QuestCDN is a web-based platform for construction, requests and Goods and Services advertisements, bid document distribution, plan holder lists and all information pertaining to the bid. Prospective bidders should register at www.QuestCDN.com for a free ‘Regular’ membership. Enter the Quest Number **9158384** to access the bidding information on the search page. There is a \$22 nonrefundable download delivery fee for the bidding documents. Bids will not be accepted from any prospective bidder who has not purchased contract documents through QuestCDN. Contact QuestCDN Customer Support at 952-233-1632 or Support@questcdn.com for assistance in membership registration and downloading digital bidding documents.

Hot Springs County reserves the right to reject any and/or all bids and to waive any informalities if deemed in the best interest of the County. No bid may be considered unless accompanied by a bid guarantee of 5% of the total bid amount, which shall be forfeited if the bidder is awarded the Contract and fails to enter into a Contract with the County.

There will be a **mandatory** pre-bid conference at 10:00 A.M. local time on June 27, 2024, at the Hot Springs County Annex Building located at 117 N. 4th St, Thermopolis, Wyoming. Bidders are required to attend the conference. The pre-bid conference will be followed by an optional site visit.

Dated this 31st day of May 2024.

Pub. June 6, 13 & 20, 2024 No. 1636

Notice of Hearing on County Budget

Notice is hereby given that a public hearing for year-end budget amendments, if any, for Hot Springs County for the fiscal year ending June 30, 2024, now being considered by the Hot Springs County Board of Commissioners, will be held in the meeting room of the Governmental Annex Building, 117 North 4th, Thermopolis, Wyoming on the 28th day of June 2024 at 1:05 p.m. at which time any and all persons interested may appear and be heard respecting such budget amendments.

Becky Kersten
 Hot Springs County Clerk

Pub. June 20, 2024 No. 1640

STATE OF) IN THE
 WYOMING) DISTRICT COURT
) ss.

COUNTY OF) FIFTH JUDICIAL
 HOT SPRINGS) DISTRICT
 FILE NO. 2141

IN THE MATTER OF)
 THE OWL CREEK)
 IRRIGATION DISTRICT)

OWL CREEK IRRIGATION DISTRICT ORDER

The Commissioners of the Owl Creek Irrigation District having filed with the Clerk of the District Court of Hot Springs County, Wyoming, their REPORT AND PROPOSED BUDGET FOR THE YEAR 2025 for said District, and therein itemizing money to be raised by assessment against lands comprising said District in the amount of \$149,941.00, which is by assessment of \$23.55 per acre against 4,415.07 acres of land in the Lower Area or Lucerne and Dempsey Areas of said District and \$4.95 per acre against 6,059.33 acres of land, more or less, comprising what is commonly known as the Middle Area for said District; and \$4.95 per acre against 3,226.84 acres of land, more or less, comprising what is commonly known as the Upper Area of said District, together with income from other sources for a total proposed budget of \$6,598,000.00 as revenue, available for operations and all for the purpose of operation and maintenance and rehabilitation and replacement of existing facilities, and to meet and pay expenses heretofore incurred and expenses that will hereafter be incurred, and to meet possible delinquencies; and it is, therefore,

ORDERED that on the 9th day of July 2024, at the hour of 8:30 a.m., before the District Court in the Courtroom of the above-entitled Court at Thermopolis, Wyoming, or as soon thereafter as the matter may be heard, is hereby fixed as the time and place for an examination of said REPORT AND PROPOSED BUDGET, and for the hearing of any objections thereto, and for fixing and determining the actual amount to be raised by assessment against lands within said Dis-

trict for the budget year July 2024 through June 2025, and it is furthermore

ORDERED that a copy of this Order be published at least twice in the *Thermopolis Independent Record*, prior to said hearing. Interested parties may appear by TEAMS link obtained from the District Court Clerk, or phone by calling 307-316-5574 and, when prompted entering 532 631 863#.

DONE AND ORDERED this 10th day of June 2024.

Bobbi Overfield
 District Court Judge

Pub. June 20 & 27, 2024 No. 1641

CHAPTER 6, SECTION 2 CONSTRUCTION/MODIFICATION PERMIT - Department of Environmental Quality, Division of Air Quality PUBLIC NOTICE: In accordance with Chapter 6, Section 2(m) of the Wyoming Air Quality Standards and Regulations, notice is hereby given that the State of Wyoming, Department of Environmental Quality, Division of Air Quality, proposes to approve a request by Merit Energy Company (CMP000499) to modify and operate the Mill Iron Consolidated Battery (F020291) with the addition of production and equipment associated with four new wells, the Curtis 5H, 6H, 7H and Sheep 17H, with one vapor recovery unit and one smokeless flare to control volatile organic compound and hazardous air pollutant emissions associated with the crude oil reject tank, crude oil run tank, crude oil shipping tanks and active produced water tanks, located in the SW1/4 of Section 20, T46N, R98W, approximately thirty (30) miles northwest of Thermopolis, in Hot Springs County, Wyoming.

For the duration of the public comment period, the permit application, the agency’s analysis, and the public notice are available for public inspection online at <https://openair.wyo.gov>, utilizing facility ID F020291 and permit number P0037647 under permits. This material may also be viewed online, at the above URL, utilizing a public computer at the Hot Springs County Library, Thermopolis, Wyoming. Additionally, for the duration of the public comment period a copy of this public notice is available for public inspection at the Hot Springs County Clerk’s Office, Thermopolis, Wyoming.

Written comments may be directed to Nancy Vehr, Administrator, Division of Air Quality, Department of Environmental Quality, 200 West 17th St., Cheyenne, Wyoming 82002 or by fax (307) 635-1784. Please reference A0016116 in your comment. Comments may also be submitted electronically through the Division’s website (<http://aq.wyomingdeq.commentinput.com>). Comments submitted by email will not be included in the administrative record. All comments received by 5:00 p.m., Monday, July 22, 2024 will be considered in the final determination on this application. A public hearing will be conducted only if in the opinion of the administrator sufficient interest is generated or if an aggrieved party so requests. Para español, visite deq.wyoming.gov. Americans with Disabilities Act: special assistance or alternative formats will be made available upon request for individuals with disabilities. Please provide at least fourteen (14) days before the close of the public comment period for such requests.

Pub. June 20, 2024 No. 1642

COUNCIL PROCEEDINGS

The Thermopolis Town Council met in regular session on June 4, 2024, at 7 pm at Town Hall. Present were Mayor Adam Estenson, Council members Bill Malloy, John Dorman Sr., Rachel Hughes and Dusty Lewis. Also present were Mayor/Codes Administrative Assistant Jim Jeunehomme, Clerk/Treasurer Tracey Van Heule, Police Chief Pat Cornwell, Public Works Director Basil Sorensen, Town Engineer Anthony Barnett and Town Attorney Marshall Keller.

MOMENT OF SILENCE: Estenson asked for a moment of silence in honor of Suzanne Samelson.

AGENDA: Following the pledge of allegiance, Malloy made a motion, seconded by Hughes and carried to approve the agenda as presented.

MINUTES: Malloy made a motion, seconded by Hughes and carried to approve the Council meeting minutes from May 7 and 21, 2024 and the executive session minutes from May 21, 2024.

BILLS: Lewis made a motion, seconded by Hughes and carried to approve the General, Enterprise and Special Fund bills for May 2024.

SECOND READING OF THE 2024-2025 BUDGET: Lewis made a motion, seconded by Hughes and carried to approve the second reading of the budget with the addition of \$150,000 for landfill cell excavation.

CITIZEN PARTICIPATION: LARA SHOOK: PRIDE IN THE PARK: STREET CLOSURE REQUEST: Shook asked for 5th street to remain closed from 1-5pm on June 8, following the farmers market, to allow people to walk between the Broadway Bakery lot to Bicentennial Park. Public comments for and against the event were expressed as well as a supreme court case on peaceful assembly. Hughes made a motion and Lewis seconded to approve the street closure. Estenson noted he believes the town is legally compelled to allow peaceful assembly. Motion carried.

CITIZEN PARTICIPATION: JENNIFER O’ROURKE: PRCA RODEO: Dorman made a motion, seconded by Malloy and carried to approve street closures for the rodeo parade on June 22nd at 10 am. Broadway will be closed from 6th to 4th street and 6th street from Shoshoni to Broadway (pending WYDOT approval).

CITIZEN PARTICIPATION: KIM BARTLETT: BANNER PLACEMENT REQUEST: Hughes made a motion, seconded by Malloy and carried to allow a Farmers Market banner on town property near 12th and Broadway. Keller noted the new sign ordinance allows a temporary sign for 60 days in 365.

CITIZEN PARTICIPATION: GRAND CRU: CATERING PERMITS – HSC MUSEUM FUNDRAISER: Dorman made a motion, seconded by Hughes and carried to approve a five catering permits for Grand Cru for Outlaw Days at the Historical Museum from June 20 to 24, 2024. Open container was approved for a fenced off area on the east side of the building.

CITIZEN PARTICIPATION: SHORTY’S CATERING PERMITS – HISTORICAL SOCIETY MEETINGS: Lewis made a motion, seconded by Hughes and carried to approve two catering permits for Shorty’s for the Historical Society, at the State Park on June 21 and 22, 2024, from 11 am to 10 pm.

PUBLIC HEARING: VFW POST #2281 – BAR & GRILL LIQUOR LICENSE: Estenson opened the public hearing at 7:43pm. No public comment was given, and the hearing was closed. Hughes made a motion, seconded by Dorman and carried to approve the bar & grill liquor license for the VFW Post #2281.

DEPARTMENT REPORTS: The Police report was available for review. At 7:44 pm Malloy made a motion, seconded by Hughes and carried, to enter executive session, as allowed under state statute 16-4-405 (a) (iii). At 7:55 pm the executive session ended. Estenson read a memo in which he recommended returning Sergeant Mike Mascorro to his full duties.

The Streets and Alleys, Water, Wastewater, Sanitation and Landfill reports and Engineering reports were available for review.

TOWN ENGINEER: Barnett noted the landfill well sampling was completed. He also noted a survey would be sent to town residents on determining lead and copper service lines.

CODES: Jeunehomme updated the mayor and council on the Dollar General site at 720 Shoshoni.

MAYOR & COUNCIL: FIREWORKS: Following discussion from the work session, Estenson proposed allowing fireworks in town limits on the 4th of July. The proposal was from noon to 11pm, on July 4, 2024, in town limits (excluding the state park) and cleanup is the responsibility of the owner. The Mayor or Chief can rescind this proposal if conditions warrant. Malloy made a motion and Hughes seconded to allow fireworks in the Town of Thermopolis on July 4, 2024, as proposed. Code 11-102(c) allows fireworks as approved by the governing body. Motion carried.

MAYOR & COUNCIL: At 8:16 pm, Lewis made a motion, seconded by Hughes and carried to adjourn. The next Council meeting is June 18, 2024, at 7pm.

BILLS: AFLAC , Insurance, \$363.12; American Welding & Gas, Acetylene & Rentals, \$60.25; BCN, Phone, \$92.62; Big Horn Water, Rental, \$58.25; Big Horn Circuit, Garnishment, \$696.80; BNSF, Fees, \$1,021.46; Carquest, Supplies \$1,252.21; Caselle, Support, Software \$773.00; Chamber of Commerce, Fireworks, \$1,500.00; Dunlap Enterprises, Service, \$65.00; Richard Engelbrecht, Utility Refund, \$3,000.00; Engineering Assoc., Service, \$20,739.43; Galls, Uniform, \$443.24; Grainger, Parts, \$197.52; Great West Trust, Retirement, \$840.00; Hawkins, Chlorine & Rental, \$2,523.70; High Plains Power, Service, \$113.40; HSC, Phone, \$92.84; HSC Vet Clinic, Contract, \$955.00; HS Weed & Pest, Chemicals, \$1,163.70; HSCSD#1, Fuel, \$3,956.71; HSC Treasurer, Fees, \$27.86; IR, Legal Ads, \$1,147.20; Indoff, Supplies, \$28.87; Insurance Trust, Premiums, \$33,800.00; Crystal Jackman, Reimbursement, \$59.96; Jadeco, Service, \$2,427.28; Ron Jurovich, Service, \$900.00; Keller Law, Service, \$4,400.00; Laird Sanitation, Service, \$100.00; Mike Mortimore, Fees, \$300.00; Murdoch Oil, Fuel, \$3,028.22; NCPERS, Life Ins., \$192.00; Normont Equip., Part, \$607.93; One Call, Fees, \$18.75; O’Reilly, Supplies, \$302.50; Postmaster, Postage, \$666.78; Range, Service, \$555.18; Riverton Tire, Tires, \$1,208.00; Rocky Mt. Power, Service, \$17,039.75; Sherwin Williams, Supplies, \$3,422.60; Staples, Supplies, \$63.45; Robert Stehlin, Service, \$1,050.00; The Office Shop, Contract, \$535.44; Thermopolis Hardware, Supplies, \$437.95; Tommerup, Pipe, \$2,038.52; TOT General, Labor, \$3,880.00; TOT Office, Filing Fees, \$54.00; TOT, Depreciation & Utilities, \$72,030.75; TCI, Computer Service, \$534.00; Tumbleweed Propane, Shop Heater, \$7,936.27; Unum, Insurance, \$114.28; Verizon, Phone, \$469.25; Visa, Supplies, \$3,109.32; VSP, Insurance, \$281.40; WLEA, Class, \$775.00; Workforce Services, Workers Comp & Unemployment, \$3,062.91; WY Gas, Service, \$1,787.51; WY Retirement, Retirement, \$24,876.44; WY Com, Service, \$45.00; WyoNet, Gmail; \$468.00; Payroll, \$100,263.62; Payroll Taxes, \$32,744.98.

ATTEST:

Tracey Van Heule, Clerk/Treasurer Adam R. Estenson, Mayor

Pub. June 20, 2024 No. 1643