

### FORECLOSURE SALE NOTICE

**WHEREAS NOTICE IS HERBY GIV-EN** that a default in the payment under the terms of a secured and perfected Note has occurred. The Note is secured by a Mortgage dated June 8, 2022 and recorded on June 9, 2022 at REC # 0549542 Book 200, Page 919 in the records of Hot Springs County, Wyoming from Calvin Morsette and Kayla Morsette, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Plains Commerce Bank for the amount of \$166,920.00. The Mortgage having been assigned to and now in possession of PennyMac Loan Services, LLC, through an assignment recorded on June 12, 2024 at REC# 0557953 Book 210, Page 452 in the records of Hot Springs County, Wyoming.

**WHEREAS** the Mortgage contains a power of sale, which by reason of the default that has occurred, the Mortgagee has declared to become operative, and no suit or proceeding has been instituted to recover the debt secured by the Mortgage, or any part thereof, nor has any suit or proceeding instituted and the same discontinued and:

**WHEREAS** written Notice of Intent to Foreclose by Sale and Advertisement has been served upon the record owner and party in possession of the mortgaged premises at least ten (10) days prior to commencement of the publication, and the amount due upon the Mortgage at the date of first publication of this notice of sale being the estimated total sum of \$167,577.17 which consists of the unpaid principal balance of \$163,009.99, plus outstanding charges, attorney fees, costs expected, accruing interest and late charges after the date of first publication of this notice.

**WHEREAS** this property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting a bid.

**NOW, THEREFORE** PennyMac Loan Services, LLC as Mortgagee, will have the Mortgage foreclosed as by law provided by having the mortgaged property sold at public venue by the Sheriff or Deputy Sheriff in and for Hot Springs County, Wyoming to the highest bidder for cash on August 6, 2024 at 11:00 AM at the front door of the Hot Springs County Courthouse located at 415 Arapahoe Street, Thermopolis, Wyoming 82443. Proof of funds are required to bid at sale. For application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to wit:

The North 70 feet of Lots Eleven (11) and Twelve (12), Block Forty-Four (44), Original Town of Thermopolis, Hot Springs County, Wyoming.

With an address of 303 S 9th St, Thermopolis, Wyoming 82443. Together with all improvements thereon situated and all fixtures and appurtenances, thereto.

PennyMac Loan Services, LLC  
 Scott D. Toebben,  
 Wyoming State Bar No. 7-5690  
 Aricyn J. Dall,  
 Wyoming State Bar No: 7-6499  
 Randall S. Miller & Associates, P.C. - CO  
 216 16th Street, Suite 1210  
 Denver, CO 80202  
 Phone: 720-259-6710  
 wyoming@rsmalaw.com

Pub. June 27, July 4, 11 & 18, 2024  
 No. 1645

### NOTICE OF SALE

There is a 1977 "Brougham" mobile home, V.I.N. 77H3912, owned by Jerome Soneson, that will be sold at a Sheriff's public auction on the front steps of the Hot Springs County Courthouse on July 23rd, 2024, at 11:00 a.m. This sale is to satisfy a lien against the mobile home filed by Highback Properties, d/b/a Grandview Mobile Home Park in the amount of \$3,599.00.

DATED this 17th day of June, 2024.

/s/ S. Gregory Thomas  
 G. Nolan Thomas, WSB # 8-6624  
 S. Gregory Thomas, WSB # 5-2653  
 THOMAS & THOMAS LLC  
 316 S. Gillette Ave., Suite 200  
 Gillette, WY 82716  
 (307) 257-5298  
 nolan@tntlaw.org  
 greg@tntlaw.org  
 Attorneys for Highback Properties

Pub. June 27 & July 4, 2024 No. 1646

State of Wyoming )  
 )SS  
 County of Hot Springs... )

County Treasurer's Office July 23rd, 2024

Notice is hereby given that I, Julie Mortimore, the duly appointed, qualified and acting county treasurer within and for the

county and state aforesaid, will on the 23rd day of July A.D. 2024, at the North facing grounds of the Courthouse, Thermopolis, WY in the county and state aforesaid, offer for sale the following described real estate for taxes due and unpaid. The real estate will be sold subject to any special assessments for local or public improvements. Said sale shall take place between the hours of 9 a.m. and 5 p.m. of said day and will be continued from day to day, Saturdays and Sundays excepted, until all of said land has been sold. Personal Property listed below the real property will be advertised again and sold at a later date.

**Sign up will be from 8:00 a.m. to 8:55 a.m. the day of the sale, in the Treasurer's office at 415 Arapahoe St.**

The real property to be offered at said sale, together with the taxes, penalty, interest and costs due on the same is described as follows, to wit:

Owner's Name and Description of Property and Total Amount for Which Property will be sold + **\$20.00 Certificate Fee.**

**District 100~Rural**  
**000435-BRADFORD, WILLIAM C-SITE ADDRESS:3672 GRASS CREEK RD, 46-98-19 PORTION TR. 57 DESC. BY METES & BOUNDS TOTAL ACRES 2.0 ACRES WITHIN COTTONWOOD/GRASS CREEK WATERSHED IMPROVEMENT DISTRICT.....\$72.46**

**004482-BYRD, JAMES MICHAEL & BOBBI JEAN-SITE ADDRESS:898 SKELTON RD, 44-94-33 FR NENW BY METES & BOUNDS 133MF PG645-646 TOTAL ACRES 35.0167 27.0 ACRES WITHIN KIRBY DITCH IRRIGATION DISTRICT - LEGAL IS AS FOLLOWS: SECS 32 & 33 T44 R94.....\$444.60**

**004553-BYRD, JAMES MICHAEL & BOBBI JEAN-SITE ADDRESS:987 BLACK MOUNTAIN RD, PERSONAL PROPERTY - BYRD JAMES MICHAEL & BOBBI JEAN - AG 44-94-33 FR SENW, FR NENW TOTAL ACRES 40.00 33.36 ACRES WITHIN KIRBY DITCH IRRIGATION DISTRICT - LEGAL IS AS FOLLOWS: SECS 32 & 33 T44 R94.....\$1,903.87**

**003553-PHILLIPS, ROBERT A-SITE ADDRESS:299 ROAD 3, 43-95-24 FR NESW-3.94 A MANUFACTURED HOME - 2005 HIGHLAND 24'X 48' DECAL #NA0085 SURRENDERED TITLE.....\$139.17**

**000798-SYRACUSE MINING CO ATTN: MARK DRYER LAND DEPT C/O CLIFFS MIN-SITE ADDRESS: HWY 120 W, 44-96-19 SWSWNE,E/2SWNW, W/2SENE, SESENE, NESW, E/2NWSW, W/2NESE, NWSE, LOT 5, LOT 6 TOTAL ACRES 211.68 44-97-24 W/2SENE, E/2NESE, LOT 6 TOTAL ACRES 61.36.....\$1,265.01**

**000326-WIGHT, ALBERT R & HERLI P-SITE ADDRESS: HWY 20 N, 44-94-06 LOT 10 (LESS 6 A) TOTAL ACRES 29.0..... \$284.06**

### District 101~South Thermopolis Water District

**000563-HARRIS, CARRI V-SITE ADDRESS: 327 BUFFALO CREEK RD, 42-95-13 TR IN SWNW DESC. BY METES & BOUNDS .22 ACRES MANUFACTURED HOME- 1972 BONNEVILLE 26' X 56' DECAL # NA0024 TITLE SURRENDERED.....\$554.19**

**000207-RICHERT, GLEN MICHAEL & STEPHANIE-SITE ADDRESS: 259 HWY 20 S, 42-95-11 FR. LOT 7 42-95-14 FR NENE TOTAL ACRES 1.941..... \$947.23**

**003647-SCHWARTZ, SCOTT-SITE ADDRESS: 330 LANE 12, RED GULCH SUBD TR 1 TOTAL ACRES 2.729.....\$1,149.25**

**000811-SLAGLE, MATTHEW F & SARAH D-SITE ADDRESS: 451 RIMROCK DR, 42-95-22 NENEE/2 FR SOUTH OF COUNTY ROAD "EAST FRACTION" TOTAL ACRES 7.102.....\$2,246.33**

**000238-YETTER, TIMOTHY L-SITE ADDRESS: 260 LANE 7, 42-95-10 TRACT IN SENE, NESE 42-95-11 SWNW, NWSW METES & BOUNDS DESCRIPTION TOTAL ACRES 40.39.....\$477.03**

### District 109~Owl Creek Water District

**003661-KLEIN, BRETT J-SITE ADDRESS: 280 SHORT ST, SAGE VALLEY SUBD LOT 35.....\$1,266.54**

### District 150~Town of East Thermopolis

**002746-ANDERSON, IRENE M-SITE ADDRESS: 239 E ARAPAHOE ST, EAST THERMOPOLIS BLK 1 LOTS 1-2 MANUFACTURED HOME -1978 MAGNOLIA 24'X 56' DECAL #NA0016 TITLE SURRENDERED.....\$558.38**

### District 151~Town of Kirby

**002876-FLINN, BILLY L-SITE ADDRESS: 107 W 4TH ST, KIRBY OT BLK 6 LOTS 9-12.....\$166.07**

**002852-HURLEY, ALBERTA J-SITE ADDRESS: 109 E MAIN ST, MANUFACTURED HOME - 1974 CROWN HAVEN 14' X 67' DECAL #481 KIRBY OT BLK 9 LOTS 5-6.....\$218.01**

### District 152~Town of Thermopolis

**002274-ARCAND, HEATHER-SITE ADDRESS: 1018 BROADWAY ST, THERMOPOLIS OT BLK 35 LOTS 19-22.....\$655.94**

**002049-BELL, RUTH A ETAL C/O**

**BELL, DOUGLAS-SITE ADDRESS: 429 CLARK ST, THERMOPOLIS OT BLK 17 LOTS 8-9 ETAL = BELL DOUGLAS E AND LAWSON JUANITA S.....\$317.90**

**002213-COOPER, RAYMOND PAUL-SITE ADDRESS: 518 RICHARDS ST, THERMOPOLIS OT BLK 53 LOT 21 E/2 LOTS 22-23 FR 48' X 140' E OF LOT 23 COMMERCIAL.....\$1,844.00**

**002104-FCWENTERPRISE INC-SITE ADDRESS: 322 N 8TH ST, RYANS ADDN BLK 64 LOTS 1-2.....\$558.94**

**001334-GLASSON, ROBERT C-SITE ADDRESS: 116 CIRCLE DR, WALDORF ACRES BLK 1 LOT 9.....\$1,402.50**

**002186-LARSON, TONY A & LISA G-SITE ADDRESS: 1327 ODELL AVE, REALING ADDN BLK 2 LOT 3.....\$1,236.47**

**003722-PALMER, TODD MICHAEL & DAVIS, CHRISTINA MARIE-SITE ADDRESS: 813 S 7TH ST, 42-95-01 LOT 3 FR BRYDONS TRACT.....\$830.72**

**002012-PRESSLER, SARAH-SITE ADDRESS: 310 S 3RD ST, MCMANIGALS 3RD BLK 12 LOTS 1-2S78' LOT 3 S 78' E 2'.....\$98.66**

**002635-STEINFELD, JANET-SITE ADDRESS: 316 S 4TH ST, MANUFACTURED HOME -1995 MEDALLION 56' X 28' DECAL #303 THERMOPOLIS OT BLK 16 LOTS 23-24 N 1/2.....\$1,014.98**

**002618-WEBER, HAROLD & ANDREA-SITE ADDRESS: 217 S 12TH ST, KINNEY'S 2ND ADDN BLK 12 LOTS 4-24.....\$1,542.04**

### Personal Property (without real property) to be sold at a later date:

**001591-CABLE, LEA A-217 S 12TH ST CANDY JACK #19 MANUFACTURED HOME-1970 MARLETTE 12'X 65' DECAL #369 (YEARS 2022 & 2023)..... \$95.66**

**004500-COLEMAN-WEISZ, FORREST DBA REMAX-601 BROADWAY ST PERSONAL PROPERTY - REMAX.....\$44.99**

**006820-CSC SERVICEWORKS INC C/O RYAN TAX COMPLIANCE SERVICES LLC-425 S 6TH PERSONAL PROPERTY - MAVERIK 187 (YEARS 2019-2023).....\$24.64**

**003316-HARVEY, WALTER D & MELODY N C/O FLINN, BRENDA- 107 W 4TH ST MANUFACTURED HOME - 1975 CHAMPION 24' X 58' DECAL #072.....\$254.39**

**007303-HOMESTEAD REALTY C/O RANGEL, BUDDY-443 BIG HORN ST PERSONAL PROPERTY - HOMESTEAD REALTY.....\$108.63**

**004269-LARSON, TONY DBA TONY'S TOTAL LAWN CARE-1327 ODELL AVE PERSONAL PROPERTY - TONY'S TOTAL LAWN CARE.....\$167.01**

**004653-LABOY-LOUIS DBA BIG HORN BASIN HOME SOLUTIONS- 806 AMORETTI ST PERSONAL PROPERTY - BIG HORN BASIN HOME SOLUTIONS.....\$97.46**

**004838-LEAR, GINNY S- 660 VALLEY VISTA DR MANUFACTURED HOME 1981 GALLATIN 16' X 81' DECAL #328.....\$201.95**

**007117-MANMADE C/O ETHAN LOVE- 107 SUNSET AVE PERSONAL PROPERTY - MANMAD (YEARS 2021-2023).....\$205.20**

**005188-MCLENDON, RONALD L-200 LANE 8 MANUFACTURED HOME - 1995 LIBERTY 16'X 76' DECAL #462.....\$359.05**

**004994-NIELSEN, KAYDEN-1225 CANYON HILLS RD CYNHLL #1 MANUFACTURED HOME - RITZ CRAFT 13' X 56' DECAL # 251.....\$48.32**

**007081-OBRIEN, DENNIS KATHY & AMBRA- 1218 S DICKIE AVE, MANUFACTURED HOME - 1993 DARBY 16' X 76' DECAL # 288 (YEARS 2022 & 2023).....\$329.06**

**004093-PRICE, PARKE T-122 HWY 20 S GRANDVIEW #5 MANUFACTURED HOME-1997 CHAMPION 16'X 66' DECAL #213.....\$109.70**

**004087-SCHMUCK, RHYAN & FLOWERS HEATHER- 1151 BLACK MOUNTAIN RD MANUFACTURED HOME -1999 ATLANTIC 16'X 76' DECAL #138 (YEARS 2022 & 2023).....\$94.48**

**001044-SONESEN, JEROME W-122 HWY 20 S GRANDVIEW #45 MANUFACTURED HOME - 1977 BROUGHAM 14'X 68' DECAL #263.....\$56.69**

**004590-TIMBERLINE HEARING-110 S 6TH ST PERSONAL PROPERTY - TIMBERLINE HEARING.....\$45.61**

**004726-VIASAT INC-PERSONAL PROPERTY - WILDBLUE COMMUNICATIONS INC..... \$25.63**

**004649-VIASAT INC-224 N 9TH ST PERSONAL PROPERTY - WILDBLUE COMMUNICATIONS INC.....\$21.66**

**002356-WEBER, HAROLD & WEBER, ANDREA-217 S 12TH ST CANDY JACK #8 MANUFACTURED HOME-1969 NEW MOON 12'X 52' DECAL #304..... \$74.29**

**001950-WEBER, HAROLD & WEBER, ANDREA-217 S 12TH ST CANDY JACK #17 MANUFACTURED HOME -1981 TITAN 14'X 52' DECAL #363.....\$302.00**

**004852-YETTER, TIM-260 LANE 7 MANUFACTURED HOME - 1974 SYLVA 12' X 65' DECAL # 458.....\$56.41**

**000462-ZUPAN, BOBBI J & BYRD,**

**JAMES M-898 SKELTON RD MANUFACTURED HOME - 1979 CENTURY 24 X 56 DECAL #133.....\$179.37**

Pub. June 27, July 4, & 11, 2024 No. 1648

### PUBLIC NOTICE

Hot Springs County Travel & Tourism Board will be conducting interviews and going through the hiring process for the candidates that have applied for the director position the week of July 7. For more information, contact tourism@thermopolis.com.

Pub. June 27 & July 4, 2024 No. 1652

### IN THE FIFTH JUDICIAL DISTRICT COURT

### HOT SPRINGS COUNTY, WYOMING

IN THE MATTER OF )  
 THE ESTATE OF )  
 ) Probate No.  
 Thomas Studniarz ) 2024-CV 16  
 )  
 Deceased. )

### NOTICE OF PROBATE AND ADMINISTRATION

TO ALL PERSONS INTERESTED IN SAID ESTATE:

YOU ARE HEREBY NOTIFIED that on June 6, 2024, the estate of the decedent was admitted to probate and administration by the above-named Court, and that Mark Mortimore was appointed a Personal Representative and Administrator thereof. Any action to set aside the appointment shall be filed in the Court within three months from the date of the first publication of this notice, or thereafter be forever barred.

NOTICE IS FURTHER GIVEN that all persons indebted to the decedent or the estate are requested to make immediate payment to the attorney for the Personal Representative and Administrator at APEX Legal, PC, 1112 Robertson Ave., P.O. Box 552, Worland, WY 82401.

Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers, in the office of the Clerk of said Court, on or before three months after the date of the first publication of the Notice, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

DATED this June 17, 2024

James A. Michel Jr., Bar No. 6-3419  
 APEX Legal, PC  
 1112 Robertson Ave.  
 P.O. Box 552  
 Worland, WY 82401  
 Voice: (307) - 347-9801  
 Fax: (307) - 333-0285  
 Attorney for Mark Mortimore, Personal Representative

Pub. June 27, July 4 & 11, 2024 No. 1650

### HOT SPRINGS COUNTY SCHOOL DISTRICT #1

### NOTICE OF HEARING

Notice is hereby given that a public hearing on the budget for Hot Springs County School District #1 for the fiscal year ending June 30, 2025, will be held at the Hot Springs County School District Central Administration Building Board Room at 415 Springview St, Thermopolis, Wyoming, on the 16th day of July 2024 during the regular Board Meeting that is scheduled to begin at 6:30 p.m. At that time any and all persons interested may appear and be heard regarding such budget.

Board of Trustees of School District #1  
 Hot Springs County, Wyoming

Attest:  
 /s/ Sherman Skelton /s/ Jennifer Axtell  
 Chairman, Board of Clerk of  
 Trustees School District

**NOTICE OF MILL LEVY: Shown below is the estimated mill levy for 2024-2025 compared to the 2023-2024 mill levy.**

	2023-24 Mills	Estimated 2024-25 Mills
Special District Tax	25.00	25.00
County School Tax	6.00	6.00
Debt Service	0.00	0.00
Board of Cooperative Ed. Services		
NW BOCES	0.50	0.50
HS EC BOCES	0.50	0.50
WC BOCHES	0.25	0.25
Recreation District		
Mills	1.00	1.00

**TOTAL MILS TO BE LEVIED** 33.25 33.25

Pub. July 4, 2024 No. 1654

