

## Notice

The Hot Springs County Board of Commissioners is asking County Residents to apply to serve on the Big Horn Basin Nature & Discovery Center Joint Powers Board:

Hot Springs County/Town of Thermopolis Representative – Three (3) Year Term – 1 member

The open position is appointed by both the County and Town; an application needs to be submitted with both entities. Residents of Hot Springs County interested in applying to serve on this Board should submit a County Board Application (available on the County website [www.hscounty.com](http://www.hscounty.com) or at the County Clerk's Office) to the Hot Springs County Clerk's Office no later than 5:00 p.m. Thursday, September 26, 2024. Applications will be considered and appointments made at the Hot Springs County Commissioners meeting October 1, 2024.

Becky Kersten  
Hot Springs County Clerk

Pub. Sept. 12 & 19, 2024 No. 1713

## NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that the certain Notice of Foreclosure Sale was mailed on August 13, 2024, and has been set for **September 24, 2024, at 11:00 am.**

The original notice has been published once a week for four consecutive weeks on August 29, 2024, September 5, 2024, September 12, 2024, and September 19, 2024.

This notice is given without prejudice to the parties' rights and is not to be construed as a waiver or modification of the parties' rights and duties under the obligation and Mortgage.

On April 21, 2021, The White Horse Country Store, Inc., a Wyoming for profit corporation, executed and delivered to Bank of Thermopolis, a Branch of Bank of Bridger, N.A. a real estate mortgage ("Mortgage") as security for a promissory note ("Note") of the same date. The Mortgage was recorded on April 21, 2021, as Document Number 0544261 in the records of the County Clerk of Hot Springs County, Wyoming.

The Mortgage covers the following real property located in Hot Springs County, Wyoming, attached as **EXHIBIT A.**

(commonly known as 180 US Hwy 20 S, Thermopolis, WY 82443)  
(the undersigned disclaims all liability for the accuracy of the address)

**TAKE NOTICE THAT,** pursuant to the power of sale by advertisement contained in the Mortgage and the laws of the State of Wyoming, the Mortgagee shall, after publication of notice of sale for a period of four consecutive weeks, cause the above described real property, including all improvements, fixtures, and appurtenances, to be foreclosed and sold by the Sheriff or Deputy Sheriff of Hot Springs County, Wyoming, to the highest bidder for cash on the steps of the Hot Springs County Courthouse, located at 415 Arapahoe, Thermopolis, WY 82443, at **11:00 a.m. on September 24, 2024. BUYER MUST HAVE PROOF OF FUNDS AT THE TIME OF THE SALE.**

The amount due under the promissory notes secured the Mortgage as of August 29, 2024, is \$465,303.15, with interest accruing at \$66.2204 per day, plus any accrued attorneys' fees and costs, estimated at approximately \$1,000.00, which will increase between now and the date of the foreclosure.

The 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.

Dated this 23rd day of August, 2024.

PATTEN, PETERMAN,  
BEKKEDAHN & GREEN, PLLC

By: Molly S. Considine  
Patten, Peterman, Bekkedahl &  
Green, P.L.L.C.  
Billings, Montana 59101  
Phone: (406) 252-8500

STATE OF MONTANA )  
                                  )  
COUNTY OF YELLOWSTONE )

SUBSCRIBED AND SWORN TO before me on August 23, 2024, by Molly S. Considine.

Notary Public for the State of Montana

## Exhibit A

Being the consolidation of three parcels of land previously conveyed to White Horse Feed and Seed, LLC, and situate in Lot 1 and the NW1/4NE1/4 of Section 11, Township 42 North, Range 95 West of the Sixth Principal Meridian, Hot Springs County, Wyoming; said parcels previously conveyed by those certain Warranty Deeds recorded at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds in Book 74

of Microfilm at page 21 on the 4th day of September 1997, reception no. 417254; in Book 101 of Microfilm, at pages 418 through 421 on the 13th day of June 2003, reception no. 450007; and in Book 101 at pages 540 through 544 on the 17th day of June, 2003, reception no. 450094; said consolidation being bounded as follows; to wit:

Bounded on the north by the southern right-of-way line of County Road No.32, also known as Lane 7, as shown on the official map thereof on file in Plat Cabinet A at page 69 at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; bounded on the east by the western right-of-way line of U.S. Highway 20 and Wyoming Highway 789, as constructed per Wyoming Highway Department Project No. F-034-3 and as granted by that certain Right-of-Way Easement recorded in Book 38 of Photo Records at page 154 on the 25th day of February, 1957, at aforementioned office; bounded on the southeast by the north line of those lands conveyed to John E. VanBuskirk and Violet M. VanBuskirk, vir et ux, by that certain Warranty Deed recorded in Book 62 of Microfilm, at page 199 on the 4th day of April, 1995, reception no. 401905, at aforementioned office; bounded on the south and southwest by those lands conveyed to Ted Novakovich and Stella Novakovich, vir et ux, by that certain Warranty Deed recorded in Book 75 of Photo Records at page 227 on the 29th day of June, 1965, reception no. 216647, at aforementioned office; and bounded on the west by a remnant parcel of land resulting from the aforementioned conveyance to said White Horse Feed and Seed, LLC, as evidenced by the Warranty Deed recorded in Book 101 of Microfilm at pages 540 and 544; the perimeter of said consolidation being more particularly described as follows to wit:

Beginning at the remonumented southwest corner of the parcel conveyed by the Warranty Deed recorded in Book 74 of Microfilm, at page 21, intended to lie on the line common to said Lot 1 and said NW1/4NE1/4, situate at Wyoming West Central Zone coordinates x = 640,332.42 US feet, y = 1,079,219.44 US feet, North American Datum of 1927; from which point the E 1/16 corner common to Section 2 and said Section 11 (the northwest corner of said Lot 1) bears N 0°05'38" W, based on the geodetic meridian computed at the CNN 1/64 corner of said Section 11, 898.12 feet distant, and situate at said datum coordinate x = 640,325.27 feet, y = 1,080,117.31 feet; said point of beginning marked by a rebar with 2 in. dia. aluminum cap stamped "CORNER LS 488 REMON LS 519 2003".

Thence S 0°04'55" E, a distance of 238.79 feet to the southeast corner reestablished in 2003; thence N 89°19'06" W, a distance of 154.16 feet; thence N 0°41'54" E, a distance of 104.21 feet; thence continuing N 0°41'54" E, a distance of 151.84 feet (256.05 feet, total) to a rebar with aluminum cap stamped "CORNER LS 519 2003"; thence N 50°33'23" W, a distance of 247.29 feet to a point on the south right-of-way line of aforementioned county road, marked by a rebar with aluminum cap stamped "CORNER LS 519 2003"; the true point of beginning of the parcel conveyed by the Warranty Deed recorded in Book 101 of Microfilm at pages 540 through 544; from which point aforementioned CNN 1/64 corner (the southwest corner of the N1/2NW1/4NE1/4 of said Section 11) bears N 85°53'22" W, 980.47 feet distant and situate at said datum coordinates x = 639,011.60 feet, y = 1,079,457.71 feet; from which 1/64 corner the quarter corner common to said Sections 2 and 11 (the northwest corner of said NW1/4NE1/4) bears N 0°03'39" W, 659.90 feet distant and situate at said datum coordinates x = 639,006.73 feet, y = 1,080,117.23 feet;

Thence along last said right-of-way line, easterly along a curve to the right having a radius of 426.30 feet and a subchord bearing S 86°18'46" E 109.72 feet, through a central angle of 14°47'17", an arc length of 110.03 feet to "P.C. 3 Sta. 4+89.13"; thence S 78°46'19" E, a distance of 47.97 feet to "P.T. 2 Sta. 4+41.01" the point of curvature of a curve to the left having a radius of 538.28 feet and a subchord bearing S 88°50'39" E 184.92 feet; thence easterly along last said curve, through a central angle of 19°46'53", an arc length of 185.84 feet to a point intended to lie on the line common to said NW1/4NE1/4 and Lot 1; from which point the northwest corner of the parcel conveyed by the Warranty Deed recorded in Book 74 of Microfilm at page 21 bears S 0°02'18" E, 7.72 feet distant thence (from last described point on curve) continuing along said curve to the left having a radius of 538.28 feet and a subchord bearing N 78°54'09" E 44.38 feet, through a central angle of 4°43'29", an arc length of 44.39 feet to "P.R.C. 1-2 Sta. 2+23.74"; thence continuing easterly, now along a curve to the right having a radius of 319.36 feet and a long chord bearing N 88°18'46" E 130.32 feet through a central angle of 23°32'48"; an arc length of 131.25 feet to unmonumented "P.C. 1 Sta. 0+80.14"; thence S 79°50'10" E, a distance of 80.90 feet to the point of intersection of said southern right-of-way line with aforementioned western right-of-way line of U.S. Highway 20 and Wyoming Highway 789,

marked by a rebar with aluminum cap stamped "CORNER CR 32 POC LS 519 2003";

Thence southerly, along said highway right-of-way line and 2°02'08" curve to the right having a radius of 2,814.79 feet and a subchord bearing S 10°34'02" W 156.44 feet, through a central angle of 3°11'05", an arc length of 156.46 feet to the southeast corner of the parcel conveyed by the Warranty Deed

recorded in Book 74 of Microfilm at page 21; thence S 89°54'13" W, a distance of 224.53 feet to the point of beginning.

Pub. Aug. 29, Sept. 5, 12 & 19, 2024  
No. 1703

## WYOMING DEPARTMENT OF TRANSPORTATION CHEYENNE, WYOMING NOTICE OF ACCEPTANCE OF AND FINAL SETTLEMENT FOR HIGHWAY WORK

Notice is hereby given that the Wyoming Department of Transportation has accepted as completed according to plans, specifications and rules governing the same work performed under that certain contract between the State of Wyoming and **Eaton Sales & SVC, LLC**, The Contractor, on Highway Project Number **STE6685 in Hot Springs County**, consisting of **pumps and pedestal replacement**, and the Contractor is entitled to final settlement therefore; that the Director of the Department of Transportation will cause said Contractor to be paid the full amount due him under said contract on **October 1, 2024.**

The date of the first publication of this Notice is September 5, 2024.

Pam Fredrick  
Senior Budget Analyst  
Budget Program  
Wyoming Department of Transportation

Pub. Sept. 5, 12 & 19, 2024 No. 1705

## NOTICE OF PARTITION SALE

Notice is hereby given that a writ for partition of property was entered on June 13, 2024 in the District Court of the Fifth Judicial District, Hot Springs County, Wyoming, Civil Action No. 2022-01 whereby Shawn M. Milek was Petitioner and Lindsey R. Pahl was Respondent, and such writ was rendered for partition of property, and the undersigned Sheriff, pursuant to the writ issued by such Court, will sell the following described property at a partition sale:

The West 968 feet of the South 480 feet of Lot 2 and the West 968 feet of the North-west Quarter of the Southeast Quarter (NW 1/4 SE 1/4), Section 10, Township 8 North, Range 4 East of the Wind River Meridian, Hot Springs County, Wyoming.

TOGETHER WITH that certain right-of-way easement, for ingress and egress and underground utilities purposes, set forth by instrument titled "Easement and Right of Way" record in Micro Book 57 at pages 1140 and 1141 on the 2nd day of March, 1994, at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; and the extension thereof, upon and across grantor's lands, to the North line of the above aforementioned Section 10; being 30 feet in width, 15 feet on each side of the following recited and described center line, to wit: Beginning at the Northwest corner of that certain 30.00 acre portion of said Lot 3 shown on the record of survey titled "Arnold Lands" filed in Plat Cabinet B at page 38 and Micro Book 31 at page 542 at aforementioned office, said corner bearing S. 00°06'15" W., 48.30 feet distant from P.I. No. 3 of County Road Number 28, also known as Jones Road; thence S. 00°06'15" W., a distance of 15.00 feet to the true point of beginning of said center line, last said point designated Station (Sta.) 0+00.00; thence N. 89°58'32" E., parallel with and 15 feet distant from the North line of last mentioned parcel, a distance of 749.60 feet to Sta. 7+49.60; thence S. 67°16'56" E., a distance of 355.94 feet to Sta. 11+05.54, the point of terminus of the previously recorded easement, lying on the East line of said Arnold lands and from which the Northeast corner thereof bears N. 00°11'58" E., 152.60 feet distant; thence continuing S. 67°16'56" E., now upon and across grantor's lands in said Lot 2, a distance of 16.24 feet to Sta. 11+21.78; thence S. 00°11'58" W., parallel with and 15 feet distant from the line common to said Lots 3 and 2, a distance of 574.03 feet to Sta. 16+95.81, the point of terminus of the extension of said R/W easement, lying on the North line of the parcel herein conveyed and from which the Northwest corner thereof bears S. 89°58'32" W., 15.00 feet distant.

together with the improvements thereon and appurtenances thereunto belonging and subject to easements, reservations, rights of way, and restrictions of record and legally existing.

Said property is more commonly known as 1276 Jeffs Road in Hot Springs County, Wyoming. The undersigned Sheriff will sell the described property at public sale, to the highest qualified bidder for cash on the front steps of the Hot Springs County Courthouse 415 Arapahoe Street, Thermopolis, Wyoming on the 22nd day of October, 2024 at the hour of 11:00 AM.

The Sheriff may not sell the property without an agent for each seller present at the sale or without a signed waiver from the absent party.

The property is subject to a minimum bid of \$286,713.00 as set by statute. The property being sold 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. The Sheriff conducting the sale will require satisfactory proof of funds from a prospective bidder before accepting any bids from that bidder.

For more information contact Keith Nachbar, Attorney at 307-473-8977.

Jerimie Kraushaar, Sheriff  
Hot Springs County, Wyoming

Pub. Sept. 12, 19, 26 & Oct. 3, 2024  
No. 1714

## NOTICE OF RENEWAL APPLICATION FOR RETAIL LIQUOR LICENSE

Notice is hereby given that on the 6th day of September 2024, SonRise Operations, LLC dba SonRise Operations filed an application in the office of the Clerk of the County of Hot Springs for renewal of a County Retail Liquor License for the following described place and premises to wit: a 24' x 14' room, on the south end of a building in Section 23, T46N, R99W PM and protests, if there be, against the issuance of such license will be heard at the hour of 10:55 a.m. on the 1st day of October 2024. The Hearing will be in the Public Meeting Room in the Hot Springs County Governmental Annex Building, 117 N 4th Street, Thermopolis, WY 82443.

Becky Kersten  
Hot Springs County Clerk

Pub. Sept. 19 & 26, 2024 No. 1715

## NOTICE OF RENEWAL APPLICATION FOR RETAIL LIQUOR LICENSE

Notice is hereby given that on the 6th day of September 2024 THE LLL Company, dba Wind River Lounge, filed an application in the office of the Clerk of the County of Hot Springs for renewal of a County Retail Liquor License for the following described place and premises to wit: a 24' X 14' Room on the north east of a building in, Lot 1, Section 11, T42N, R95W PM and protests, if there be, against the issuance of such license will be heard at the hour of 10:45 a.m. on the 1st day of October 2024. The Hearing will be in the Meeting Room of the Governmental Annex Building 117 North 4th Street, Thermopolis, WY 82443.

Becky Kersten  
Hot Springs County Clerk

Pub. Sept. 19 & 26, 2024 No. 1716

## COUNCIL PROCEEDINGS

The Thermopolis Town Council met in regular session on September 3, 2024, at 7 pm at Town Hall. Present were Mayor Adam Estenson, Council members 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. Council member Bill Malloy was absent.

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

**MINUTES:** Lewis made a motion, seconded by Hughes and carried to approve the Council meeting minutes from August 6 and 20th and the work session minutes from August 20, 2024.

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

**CITIZEN PARTICIPATION: JACQUELINE MICHEL & ELLEN SUE BLAKEY: LITTLE FREE LIBRARY PROPOSAL:** Michel requested to place a little free library in Bicentennial Park in the gravel area at the northeast edge. Buffalo Creek Foundation, of which she and Blakey are trustees, will be responsible for the library. Lewis made a motion, seconded by Hughes and carried to approve the little free library as presented.

**CITIZEN PARTICIPATION: THERMOPOLIS-HOT SPRINGS CHAMBER: MOONLIGHT MADNESS STREET CLOSURE REQUEST: MERI ANN DORMAN:** Dorman requested both sides of Broadway, between 4th and 5th street to be closed for Moonlight Madness and the Halloween costume contest. She also requested use of the fire hall for a photo booth. Dorman Sr, made a motion, seconded by Lewis and carried to approve the requests.

**CITIZEN PARTICIPATION: OEB SALOON – CATERING PERMIT:** Dorman made a motion, seconded by Hughes and carried to approve a catering permit for OEB Saloon for the Gottsche Boots-n-Bling on September 7, 2024, from 4pm to midnight.

**DEPARTMENT REPORTS:** The following reports were available for review: police, engineering, streets and alleys, water, wastewater, sanitation and landfill. Sorensen noted a break-in at the landfill is being investigated. Barnett noted a preliminary plat for the transfer station was approved. Estenson noted more information about the transfer station would be

