

IN THE DISTRICT COURT OF HOT SPRINGS COUNTY, WYOMING FIFTH JUDICIAL DISTRICT

IN THE MATTER)
OF THE ESTATE) Probate No.
) 2024-CV-0032
OF)
)
DUANE WATKIN WATKINS)
)
Deceased.)

NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that on the 5th of November 2024, the Estate of Duane Watkin Watkins was admitted to probate by the Probate Court of Hot Springs County, Wyoming as Probate No. 2024-CV-0032 and that Pam Watkins and Vivian Rigsby were appointed Co-Personal Representatives thereof. Any action to set aside the Last Will and Testament shall be filed in the Court within three (3) 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 to decedent's estate are requested to make immediate payment to the Estate of Duane Watkin Watkins and sent to Fallon Clay, attorney for the estate, c/o Keller Law Firm, P.C., Attorneys at Law, P.O. Box 111, Thermopolis, WY 82443.

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 this notice, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

DATED this 25th day of November 2024.

/s/ Fallon Clay _____
Fallon Clay, WSB #8-7266
Keller Law Firm, P.C.
P.O. Box 111
Thermopolis, WY 82443-0111
(307) 864-2318
fallon@kellerlawpc.com

Pub. Dec. 5, 12 & 19, 2024 No. 1756

PUBLIC NOTICE

The Bureau of Reclamation intends to execute a water service contract with the Town of Kirby in accordance with Sec. 9(c) of the Act of August 4, 1939 (53 Stat. 1196) and the Act of December 22, 1944 (58 Stat. 887). This contract will furnish up to 30 acre-feet annually of supplemental water need from the Bighorn drainage basin. To provide written comments, to request additional information, or to view a copy of the proposed contract, please contact Cecelia Stuckert at 307-261-5610, or write to: Cecelia Stuckert, Bureau of Reclamation, Wyoming Area Office, P.O. Box 1630, Mills, WY 82644. Written comments will be accepted for a period of 60 days from the initial date of this notice.

Pub. Dec. 5 & 12, 2024 No. 1757

STATE OF) OFFICE OF THE
WYOMING) BOARD OF
OF) COUNTY
COUNTY OF) COMMISSIONERS
HOT SPRINGS) November 19, 2024

The Hot Springs Board of County Commissioners met in regular session on Tuesday, November 19, 2024, at 3:00 p.m. in the Public Meeting Room at the Government Annex. Present were Commissioners Tom Ryan, Phillip Scheel, and Paul Galovich. Also present were County Attorney Jill Logan, County Clerk Becky Kersten, and Administrative Assistant to the Commissioners Connie Guntly. Chairman Ryan led those present in the Pledge of Allegiance.

Approval of Agenda – The Commissioners adopted the Agenda as printed.

Approval of Minutes – The Commissioners approved the minutes from November 5, 2024 meeting.

Approval of Revenue Expenditure Reports – The Commissioners approved all three signatures on the October 2024 Financial Report with a revenue change of \$964,335.23.

DeVries Minor Subdivision – The DeVries Minor Subdivision and Land Use Change (File No. 2024-04) was presented as follows: a preliminary subdivision plat, dividing roughly 3 acres from 2 parcels of land consisting of 9 acres into 5 lots; and Land Use Change from agriculture to residential for the 3 acres with the remaining 6 acres as agriculture. The property is described as Southwest ¼ of section 11, Township 42 North, Range 95 West. The Northern most edge fronts Lane 7 (CR15-32) with Southern edge near Lane 8. The Hot Springs County Land Use Planning Commission unanimously recommended approval of the proposal subject to 9 conditions as follows:

1. Weed management plan to be submitted to the planning office prior to final plat approval.

2. Letter from South Thermopolis Water and Sewer District stating domestic water will be provided to each lot.

3. Letter from Hot Springs County Road and Bridge stating they will provide access off Lane 7 for all proposed roads and drive-ways on the plat prior to final plat approval.

4. The plat shall show a 60-foot easement for all roads and provide utility easements.

5. Note on plat, all road construction shall adhere and be constructed to Hot Springs County RAMP manual.

6. Note on final plat stating all new septic systems require a permit to construct from Hot Springs County. Connecting to an existing septic system will require evaluation from a professional engineer of its size and capacity prior to submitting an application to Hot Springs County to receive a permit to connect. Any non-traditional system will require an additional approval from the Wyoming Department of Environmental Quality (DEQ) prior to receiving a permit.

7. Being a minor subdivision staff recommends not requiring a conservation plan as stated in state statute section 18-5-306.

8. Applicant has 365 days from approval by the Board of County Commissioners to record the final plat with the County Clerk Office.

9. Final plat must state "NO PROPOSED CENTRALIZED SEWAGE SYSTEM", "NO PUBLIC MAINTENANCE OF STREETS OR ROADS", and any other state statute requirements.

Chairman Ryan opened the Public Hearing at 3:05 p.m., after three calls for comments and receiving none, the Public Hearing was closed at 3:09 p.m. After review of the checklists the Commissioners declared all Absolute Policies compliant, and Relative Policies received the following scores: Commissioner Ryan scored a 31, Commissioner Scheel scored a 4, and Commissioner Galovich scored a 19. The Commissioners approved the DeVries Minor Subdivision and Land Use Change File 2024-04 including all 9 conditions, with a change to condition number 6 as follows: "Note on final plat stating all new septic systems require a permit to construct from Hot Springs County. Connecting to an existing septic system will require evaluation from a professional engineer or a licensed plumber of its size and capacity prior to submitting an application to Hot Springs County to receive a permit to connect."

Final Plat Signing for Rimrock Subdivision - The final Rimrock Subdivision was presented for signing, all conditions have been met with the exception of one. The one unmet condition is in regard to utility easements and Mr. Culliton stated he feels it is appropriate to have those considered as needed. The Commissioners approved Chairman's signature on the final plat for Rimrock Subdivision.

Youth Alternatives Monthly Update – There are 15 youth in the program, 11 males and 4 females. The program continues with volunteer work such as the meal delivery backpack program, property clean up, Hags and Bags fundraiser, and set up and tear down of the Craft Fair. Mrs. Rice participated in Prevention meetings and the Central Wyoming College Stakeholders meeting. Mrs. Rice also stated a presentation was provided to the Rotary Club.

Black Mountain Road Updated Tentative Timeline Discussion – A brief summary of the construction schedule: contractor will begin work in January; culvert cleaning and lining will start in February and run through May; flared ends on the culverts will be installed in June; disturbance of local traffic will be at a minimal during culvert work; the old airport runway will be reclaimed in May, a heightened amount of truck traffic is anticipated on highway 20; once the old runway is finished, Black Mountain Road will be reclaimed at 1 mile sections; completion is anticipated in October 2025.

Other Business – 1) Request for Approval of Grant Agreement from Wyoming Office of Homeland Security in the Amount of \$39,057, for Access Control Project at the Courthouse and Joint Law Enforcement Center, Effective Upon Execution through August 31, 2026 and Approval of the Grant Point of Contact Information Form – County Clerk Kersten and Administrative Assistant Connie Guntly explained the grant is for access control projects at the courthouse and joint law enforcement center. The Commissioners approved Chairman's signature on the grant agreement with Office of Homeland Security in the amount of \$39,057 and the point of contact form. 2) Request for Approval of Facility Use Application, Annex Meeting Room, Predatory Animal Control Board Meeting – The Commissioners approved Chairman's signature on the Facility Use Application, Annex Meeting Room, for the Predatory Animal Control Board Meeting on December 2, 2024 from 5:30 p.m. to 7:00 p.m. 3) Request for Approval of Letter to Wyoming Department of Environmental Quality (DEQ) – The Commissioners approved Chairman's signature on a letter to DEQ to address the Water Quality Rules, Chapter 28, requesting Hot Springs County the opportunity to actively participate in the discussion of proposed changes. This letter is co-signed by the Natural Resource Planning Committee Chairperson, Heather Jones. 4) Request for Approval of Letter to Wyoming Water Development Office – The Commissioners approved Chairman's signature on a letter addressed to the Wyoming Water Development Office expressing gratitude for the presentation from DOWL and the Wyoming Water Development Office regarding the water evaluation supply study. This letter is also co-signed by Heather Jones of the Nature Resource Planning Committee. 5) Request for Approval of Resolution No. 2024-19, Formation of the Hot Springs County Senior Citizen Service District – The Commissioners approved all three Commissioners' signatures on **Resolution No. 2024-19, Formation of the Hot Springs County Senior Citizen Service District**, as voted on by electors.

Correspondence – 1) **Hot Springs County Library Minutes and Agendas** – August thru October 2024; 2) **Big Horn Basin Nature and Discovery Center Board Minutes** – April thru September 2024; 3) **Wyoming State Department of Audit** – Special Districts in Compliance; 4) **Bureau of Land Management Announcement** – Burn Slash Piles This Fall and Winter; 5) **Natural Resources Planning Committee Minutes** – October 2024; 6) **Wyoming Department of Transportation Memo** – Grant Completion for Seal Coat and Mark Pavement Airport; 7) **Wyoming Aeronautics Commission Meeting** – November 19, 2024

The Commissioners reviewed the foregoing correspondence. No further action was required.

Adjourn – The meeting adjourned at 4:08 p.m.

A regular meeting of the Hot Springs County Board of Commissioners will be held on December 17, 2024 at 3:00 p.m., at the Hot Springs County Annex building, 117 N. 4th St. Thermopolis. The public is invited to attend in person or stream online. To be placed on the Agenda please email Connie Guntly, Administrative Assistant to the Board of County Commissioners at connie.guntly@hscounty.com. Per Wyoming Statute section 18-3-516 (f), County information can be obtained at the County website <https://hscounty.com/> or by requesting a Public Records form from the County Clerk's office.

Attest

Thomas J. Ryan, Chairman
Becky Kersten, County Clerk

Pub. Dec. 12, 2024 No. 1759

ORDINANCE 877

AN ORDINANCE REVOKING THE FLUORIDATION OF THE WATER SUPPLY SYSTEM OF THE TOWN OF THERMOPOLIS

WHEREAS, Sec. 14-201 authorized and directed those in charge of the operation and management of the water supply system of the town to provide the means and to proceed with the introduction of the fluoride ion into the water supply and

WHEREAS, fluoride has been introduced into the water supply and maintained in an ion concentration of approximately 1.5 parts per million and

WHEREAS, Sec. 14-202 required those in charge of the fluoridation program to keep an accurate record of the amount of fluoride-bearing chemical applied, the quantities of water treated, and to cause analytical tests to be performed and

WHEREAS, Sec. 14-203 directed the Town Health Officer to make periodic reports, at least every six months, on the fluoridation of the water supply and to seek the cooperation of the educational and scientific institutions to conduct surveys and research as to the beneficial effect of the program and project upon the citizens of Thermopolis, and

WHEREAS, Sec. 14-204 provided that the costs of the fluoridation program were to be borne by the Water Fund of the Town and

WHEREAS, the efficacy of water fluoridation has been disputed, and

WHEREAS, the Mayor and Council have determined that discontinuing fluoridation would be in the best interest and safety of the town of Thermopolis.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF THERMOPOLIS:

Sec. 1. Revocation of Fluoridation.

The authorization and direction to the person(s) in charge of the operation and management of the water supply system of the town to provide the means and to proceed with the introduction of the fluoride ion into the water supply, as outlined in Sec. 14-201, all as therein referenced, is hereby revoked, rescinded and of no further force and effect. A fluoride ion concentration of approximately 1.5 parts per million need not be maintained throughout the pipe distribution system.

Sec. 2. Revocation of the Requirement that an Accurate Record Pertaining to Fluoridation be Maintained.

The requirement that an accurate record of the amount of fluoride-bearing chemical applied, the quantities of water treated, and that analytical tests specific to fluoride be performed, as outlined in Sec. 14-202, all as therein referenced, is hereby revoked, rescinded and of no further force and effect.

Sec. 3. Revocation of the Requirement that Town Health Officer Make Periodic Reports Pertaining to Fluoridation.

The direction to the Town Health Officer is to make periodic reports specific to fluoridation at least every six months and to seek the cooperation of the educational and scientific institutions to conduct surveys and research as to the efficacy of fluoridation, as outlined in Sec. 14-203, all as therein referenced is hereby revoked, rescinded and of no further force and effect.

Sec. 4. Revocation of the Requirement that Fluoridation Costs be Borne by Town Water Fund.

The costs, charges, and expenses incurred in connection with or because of the introduction of fluoride ions into the town's water supply will be discussed. Therefore, the requirement that all costs, charges, and expenses be borne by the Water Fund of the Town and paid therefrom, as outlined in Sec. 14-204, all as therein referenced, is hereby revoked, rescinded, and of no further force and effect.

PASSED ON FIRST READING November 5, 2024.

PASSED ON SECOND READING No-

ember 19, 2024.

PASSED, APPROVED, AND ADOPTED ON THIRD AND FINAL READING December 3, 2024.

TOWN OF THERMOPOLIS, WYOMING
A Municipal Corporation

ATTEST:

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

Pub. Dec. 12, 2024

No. 1760

FORECLOSURE SALE NOTICE

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the "Note") dated December 9, 2022, executed and delivered by Devendra Kumar ("Mortgagor") to Finance of America Mortgage LLC ("Mortgagee"), and a real estate Mortgage (the "Mortgage") of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagor, to said Mortgagee, and which Mortgage was recorded on December 16, 2022, at Reception No. 0551910, in Book 203, at Page 778-794 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Hot Springs County, Wyoming.

The Mortgage was assigned for value as follows:

Assignee: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee of FF Investorco Grantor Trust

Assignment dated: October 17, 2024

Assignment recorded: October 17, 2024

Assignment recording information: at Reception No. 0559440, in Book 211, at Page 652-652

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

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.

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 as of December 3, 2024 being the total sum of \$174,151.99, plus interest, costs expended, late charges, and attorney fees accruing thereafter through the date of sale.

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 before submitting a bid.

If the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of his/her/its money paid. The Purchaser shall have no further recourse against the Mortgagee, Mortgagor, Servicer, or their attorneys.

NOW, THEREFORE, U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee of FF Investorco Grantor Trust, as Mortgagee, will have the Mortgage foreclosed by law 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 11:00 o'clock in the forenoon on January 7, 2025 on the front steps of the Hot Springs County Courthouse located at 415 Arapahoe, Thermopolis, WY 82443, for application to the above-described amounts secured by the Mortgage, said mortgaged property being described as follows:

The South 90 feet of Lots 15 and 16, Block 51 of the Original Townsite of Thermopolis, Hot Springs County, Wyoming.

With an address of 736 Richards Street, Thermopolis, WY 82443 (the undersigned disclaims liability for any error in the address).

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

Mortgagee shall have the exclusive right to rescind the foreclosure sale during the redemption period. In the event that the sale is rescinded or vacated for any reason, the successful purchaser shall only be entitled to a refund of his/her/its purchase price and/or statutory interest.

Dated: December 5, 2024

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee of FF Investorco Grantor Trust

By: Brigham J. Lundberg
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
801-355-2886
HWM File # WY21694

Pub. Dec. 12, 19, 26, 2024 & Jan. 2, 2025
No. 1761