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Service/Miscellaneous

Are you a pet owner? Do you want to get up to 100% back on Vet Bills? Physicians Mutual Insurance Company has pet coverage that can help! Call 1-844-485-3363 to get a free quote or visit insurebarkmeow.com/wyppress.

Notices

Easily search or receive alerts on **PUBLIC NOTICES** printed in Wyoming community newspapers for **FREE** at **wypublicnotices.com**. Wyoming citizens can monitor the actions of local governments from hearings, minutes, salaries, bids, elections, zoning and more by searching the public notices printed in Wyoming newspapers on this statewide digital archive. Also, find foreclosures, court filings, probates, adoptions, permits and other notices! This **ONLINE** statewide repository for Wyoming public notices is provided **FREE** by your Wyoming community newspapers. Stay Informed at: **wypublicnotices.com**.

Professional Services

Advertise statewide! REACH THOUSANDS with a WY Classified Advertising Network. Services, for sale, wanted to buy, recruitment, and more! Only \$150. Contact your local newspaper.



THE TOWN OF SARATOGA RECREATION DEPARTMENT IS HIRING A CUSTODIAL WORKER.

15 hours a week @ \$15/hr.

APPLY AT TOWN HALL OR AT THE COMMUNITY CENTER GYM.

Buyer, and seller... Continued from page B5

Buyers' and sellers' fraud
Earnest money checks can create trouble for both buyers and sellers.

Though some banks process checks quickly, others may take several days before the money from the check is deposited in an account.

"It's important for the public, or by-owner (sellers) to make sure their checks clear," Bader said.

Buyers need to ask how earnest money will be handled.

"If they are not holding the money, as we do as a real estate agency, in a trust account, or at the title company, and you just hand over \$10,000 in earnest money, they can ghost you like that," Bader said.

Sellers can be scammed when a fake buyer sends a check for earnest money, then quickly finds a reason to back out of the transaction. They may ask for their earnest money back after paying it with a fake cashier's check.

That means the "refund" will be sent to someone who never sent the earnest money.

"This is something the real estate businesses know, but not necessarily the general public," Bader said.

Prevention and legal action

While it may be impossible to identify all scammers, there are ways to reduce the risk of being scammed.

Bader recommended slowing the transaction and asking

questions about the sale. Keep email and phone records, Bader added.

Again, the word "quickly" may be a red flag. Scammers don't want victims to take the time to check all the details.

It's also important to look at the level of pressure in the requests for money. Title companies don't pressure buyers, Cross said.

Pay attention to the professionalism in the language in emails. Scammers make demands, sometimes with inappropriate slang, hoping they can trigger someone into sending money because they don't want to lose the property.

If a buyer or seller suspects they've been scammed, they can report it to law enforcement.

Internet crimes can be reported to the Internet Crime Complaint Center at <https://www.ic3.gov> or the FBI at <https://www.fbi.gov>.

Locally, if money changes hands, it is considered a fraud case, said Aaron Appelhans, Albany County Sheriff said in a phone interview with the Boomerang. Although real estate scammers are not new, they have been much more common as use of the internet spread.

Appelhans echoed Bader's recommendations.

"Verify. Call the realtor, title company. Verify the property, that the property you want to buy is real and on the market," Appelhans said.

Saratoga Hot Springs Resort
is hiring for

**Housekeeping
Receptionist for Healing Waters Spa
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Competitive wage. Please contact the lodging manager for details 307-326-5261 or bring in your application/resume to 601 SARATOGA E. Pic Pike Rd. front office.

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Use Happy Jack® mange medicine to treat horse mane dandruff & lice. At Tractor Supply®
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Carbon County School District No. 2
SPECIAL EDUCATION AIDES
for the 2023/2023 school year

**SARATOGA MIDDLE/HIGH SCHOOL
SARATOGA ELEMENTARY SCHOOL**

Positions are up to approximately 35 hrs per week; up to 175 days per year; Benefit package offered; must be able to become Highly Qualified as a Para Professional Aide.

COACHES
SARATOGA MIDDLE/HIGH SCHOOL
Middle School Other Assistant Boys Basketball Coach
Middle School Other Assistant Wrestling Coach

HEM JR/SR HIGH SCHOOL
Middle School Head Boys Basketball Coach
Middle School Other Assistant Boys Wrestling Coach

Must be Wyoming Certified as an Assistant Coach or ability to become certified; contracted salary (For certification information contact the Professional Teaching Standards Board at www.wyomingptsb.com).

COOK HELPER
Saratoga Schools

Up to 25 hours per week, for up to 177 days per year based on school calendar. Heavy lifting, standing for extended periods of time, flexible job duties, cafeteria set-up, cleaning, and food preparation.

Apply online at www.crb2.org

POSITIONS OPEN UNTIL FILLED

Carbon County School District No. 2 is an Equal Opportunity Employer

**NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
VARIANCE APPLICATION**

In pursuant to Wyoming Code; notice is hereby given that a Public Hearing will be held by the Town of Saratoga Planning and Zoning Commission.

Applicant:
Damian and Megan Werth
1702 S. Veterans
Saratoga, WY 82331

The applicant has petitioned the Town of Saratoga Planning and Zoning Commission for a variance. The proposed variance will allow the applicant to build within the required side-yard setback along Aspen Ave.

A copy of the application is available for review at:
Saratoga Town Hall
110 E. Spring Avenue
Saratoga, WY 82331

The Town of Saratoga Planning Commission will conduct a hearing on this proposal at:

Time: 5:30pm
Date: November 14th, 2023
Where: Town Hall (Council Chambers)
110 E. Spring Ave.
Saratoga, WY 82331

This is an opportunity for the public to comment on the proposal. Written comments may be mailed to:
Saratoga Planning Department
P.O. Box 486
Saratoga, Wyoming 82331

For questions or information please contact the Saratoga Planning Department at the mailing address above or call 307-447-2882.

Legal #8741
Published in
The Saratoga Sun
October 19, 2023

Sometimes a bandaid just isn't enough.

When your vehicle's health is at stake, come see Joe for the right NAPA-backed fix.

HI-TECH AUTO
Your NAPA CARE CENTER
Joe Gaspari, College Degree, ASE Certified

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www.mycash.wyo.gov
307-777-5590 • upclaims@wyo.gov




Grocery store floor help needed.

Monday, Tuesday, Wednesday, Friday and Sunday 8-5 and 9-6 shifts.

Produce Manager Needed - Part time Deli help need

Must have attention to details and physically able to lift products often. Able to work grocery store floor-stocking shelves, facing shelves, working products daily, build displays and working truck (unloading and stocking shelves).

Part-time cashier position available
Wednesday, Thursday, Saturday and Sunday 8-5 and 9-6 shifts

NOTICE OF INTENDED AMENDMENT TO CARBON COUNTY ROAD MANAGEMENT POLICY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Carbon County, Wyoming, intends to amend the Road Management Policy concerning the following topics:

A. To include an introduction to the current policy.
B. To amend Carbon County Roads 401, 497 and 499 to Seasonal Roads, which would modify the maintenance provided for these roadways.

C. To amend the number of miles of county roads of each classification throughout Carbon County. The policy will be adopted as authorized by the Wyoming Administrative Procedures Act, W.S. §16-3-101-115 [LexisNexis 2022], and under the provisions of W.S. §18-2-101(a)(iv) [LexisNexis 2022].

The Board of Commissioners of Carbon County, Wyoming, will consider the proposed policy at the meeting of the Board of County Commissioners, to be held at 11:30 a.m. on the 16th day of January 2024. The location of this meeting is the Carbon Building-Courthouse Annex, 215 W. Buffalo St., Rawlins, Wyoming.

A copy of the proposed Carbon County Road Management Policy is available for inspection at the Carbon County Clerk's Office, PO Box 6, 215 East Buffalo Street, Rawlins, Wyoming. All interested persons may submit comments or objections, in writing, to the Board of Commissioners of Carbon County, Wyoming, at any time prior to the meeting date set forth in this Notice. Those comments or objections should be sent or delivered to the Carbon County Clerk's Office, Attention: Gwynn Bartlett, PO Box 6, Rawlins, Wyoming 82301. All interested persons may also appear at the meeting where such provisions are to be considered and may submit any data, views, arguments, comments or objections as they may have, orally or in writing.

The Board of Commissioners of Carbon County, Wyoming, may take action on final adoption of the proposed Carbon County Road Management Policy at any time at or after the time and date of the meeting set forth herein. The proposed policy is consistent with state statutory provisions.

Dated this 10th day of October 2023.

-s- Gwynn Bartlett, Carbon County Clerk

Legal #8739
Published in
The Saratoga Sun
October 19 & 26, 2023


NOTICE OF FINAL PAYMENT

Pursuant to Section 16-6-116 of the Wyoming Statutes, latest revision, Notice is hereby given that Sierra Madre Water and Sewer Joint Powers Board (Owner) has been advised that the work on the First Street Waterline Project has been completed according to the plans and specifications and rules set forth in the Contract between the Sierra Madre Water and Sewer Joint Powers Board, the Owner, and Rocky Mountain Sand & Gravel, LLC, the Contractor, and said Contractor is entitled to final settlement therefore. All persons, firms, or corporations who have any claims for work done or equipment/materials furnished on said work are hereby notified that final payment will be made to said Contractor in accordance with the terms of the Contract after the 41st day, November 29, 2023, following the first publication of this Notice. This Notice does not relieve the Contractor and the sureties on their bond from any claims for work or labor done or materials or supplies furnished in the execution of the Contract.

-s- Dan Jago, Chairman
Sierra Madre Water and Sewer Joint Powers Board

Legal #8740
Published in
The Saratoga Sun
October 19, 26 & November 2, 2023

They spent how much?
On what?
Find out where YOUR government is spending YOUR money!
Read the Public Notices in the Saratoga Sun and on wypublicnotices.com.




78%

Of Wyoming adults read PUBLIC NOTICES in print or digital newspapers.

Public notices enable citizens to monitor actions of government, and serve as watchdogs for government officials and private interests.

Source: The Wyoming Market Study, 2022; by Coda Ventures

WYOMING PRESS ASSOCIATION  To learn more, contact your local newspaper or the WPA at: 307.635.3905 • wyopress@wyopress.org