

LEGAL NOTICE

STATE OF WYOMING

COUNTY OF WESTON
IN THE MATTER OF THE
ESTATE OF:

GLORIA FOX,

)
ss.

IN THE DISTRICT COURT
SIXTH JUDICIAL DISTRICT

Probate No. 2023-CV-2250

Deceased.

NOTICE OF APPLICATION FOR DECREE OF DISTRIBUTION TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that, pursuant to W.S. §2-1-205, Susan G. Burke has filed a sworn Application for Decree of Distribution with the Clerk of the above-entitled court wherein she prays that pursuant to the Last Will and Testament of the decedent, the following-described real property located in Weston County, Wyoming, be set over and distributed to Susan G. Burke:

- a) Tract 3A, Valdez Tracts, as recorded in Plat Cabinet 1S-162, filed August 6, 2013, Weston County, Wyoming, formerly described as a Tract 3, Corrective Plat of Valdez Tracts, less portions of said Tract 3 described as follows:
 - i) That portion of said Tract 3 conveyed to Curt A. Hartos and Laurene D. Hartos by Warranty Deed dated October 16, 1995, recorded in Book 216 of Photos, Page 236, Weston County, Wyoming
 - ii) That portion of said Tract 3 conveyed to Brent Sundstrom by Warranty Deed dated August 21, 2013, recorded in Book 347, Page 214, Weston County, Wyoming, this tract now being described as Tract 3B, Valdez Tracts, as recorded in Plat Cabinet 1S-162 filed August 6, 2013, Weston County, Wyoming
- b) A portion of Tract 6, Corrective Plat of Valdez Tracts, Weston County, Wyoming, conveyed to Owner by Curt A. Hartos and Laurene D. Hartos by Warranty Deed dated October 16, 1995, recorded in Book 216 of Photos, Page 235, Weston County, Wyoming, more particularly described as follows:

Commencing at the NW corner of Tract 6, Valdez Tracts, which is the point of beginning; thence S 00°19'10"W along the West Boundary of Tract 6 for a distance of 76.40 feet to the Mid-point of the line; thence N 11°21'12" for a distance of 72.46 feet to intersect the North Boundary of Tract 6; thence Northwesterly along a 00°21'06" curve to the right with a radius of 2417.07 feet (which chord bears N 68°50'21" W for a distance of 14.84 feet) for an arc distance of 14.84 feet to the NW corner of Tract 6 and the point of beginning. All corners are marked by Aluminum capped 5/8" re-bar. Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining and all improvements thereon.

If no objection to the application has been filed within thirty (30) days of the first day of publication, to-wit, November 16, 2023, the Court shall enter such a decree.

DATED this 7th day of November, 2023.

STEVENS, EDWARDS & HALLOCK, P.C.
James L. Edwards #5-1506
Attorney for Estate
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Publish: November 16 & 23, 2023.