


After Recording
Michael Lansing
Chapman Valdez & Lansing
36 N. Gould Steet, Ste 203
Sheridan, WY 82801


2024-794524 9/17/2024 4:00 PM PAGE: 1 OF 3
FEES: \$18.00 PK LIS PENDENS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LIS PENDENS

Subject Property: 189 Wolf Creek Road, Ranchester, Wyoming.
Legal Description: **Exhibit A**

Steve Shropshire and Sonya Shropshire, as Buyers, have filed a Complaint regarding the Contract to Buy and Sell Real Estate with Larry G. Hoover, Trustee of the Geraldine T. Hoover Family Trust, dated September 10, 1990 and Trustee of the Larry G. Hoover Family Trust, dated September 10, 1990 as Sellers. Under the Contract, the Seller is in breach and specific performance of the Contract binds the Subject Property. The prayer for relief requests a judgment against the Subject Property in the form of specific performance or damages.

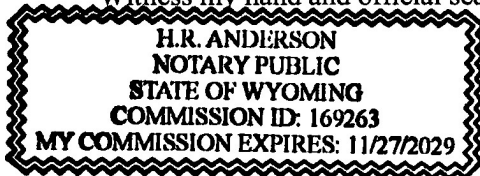
The Complaint has been filed as Civil Case No. CV-2024-206 and is vital to ensure the property is not sold until the civil action is settled or ruled upon.


Michael Lansing (6-3659)
Chapman Valdez & Lansing
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Sheridan, WY 82801
(307) 237-1983
(307) 577-1871 Facsimile
mlansing@bslo.com

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on September 17th, 2024 by Michael Lansing.

Witness my hand and official seal.




H.R. Anderson
Notary Public

My commission expires: 11/27/29



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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Exhibit A	59466

The Land referred to herein below is situated in the County of Sheridan, State of Wyoming, and is described as follows:

That portion of the W $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 57 North, Range 85 West; and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 25, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, lying south of the following described line:

Beginning at a point on the center line of the Wolf Creek County Road, said point being North 29°24'59" West, 2779.65 feet from the southeast corner of said Section 25; thence along the centerline of an access road South 63°13'02" East, 108.77 feet to a point, thence along said center line South 39°28'39" East, 639.53 feet to a point; thence along said center line South 29°08'42" East, 209.43 feet to a point; thence along said centerline South 52°16'55" East, 93.84 feet to a point; thence along said centerline South 75°41'03" East, 230.83 feet to a point; thence along said centerline North 76°14'44" East, 367.59 feet to a point; thence along said centerline North 85°37'53" East, 376.52 feet to a point; thence along said centerline South 88°34'01" East, 470.14 feet to a point; thence leaving said centerline South 01°52'12" West, 400.52 feet to a point; thence South 33°24'16" West, 61.33 feet to a point thence South 66°36'07" East, 378.46 feet to a point; thence North 68°18'54" East, 98.97 feet to a point; thence North 83°34'53" East, 249.72 feet more or less to a fence corner on the approximate east line of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, said point being North 47°04'42" East, 1799.62 feet from the southwest corner of said Section 30.

EXCEPTING THEREFROM that certain parcel conveyed to Cynthia R. Hoover in Quitclaim Deed, Recorded September 6, 2005 in Book 467, Page 129.

AND

EXCEPTING THEREFROM that certain parcel conveyed to Cynthia R. Hoover in Deed, Recorded September 6, 2005 in Book 467, Page 131.

Schunk 5/14/24
Eda Thompson 5.14.24

788 Wolf Creek Rd
Wyoming, 53.8 AC +/-

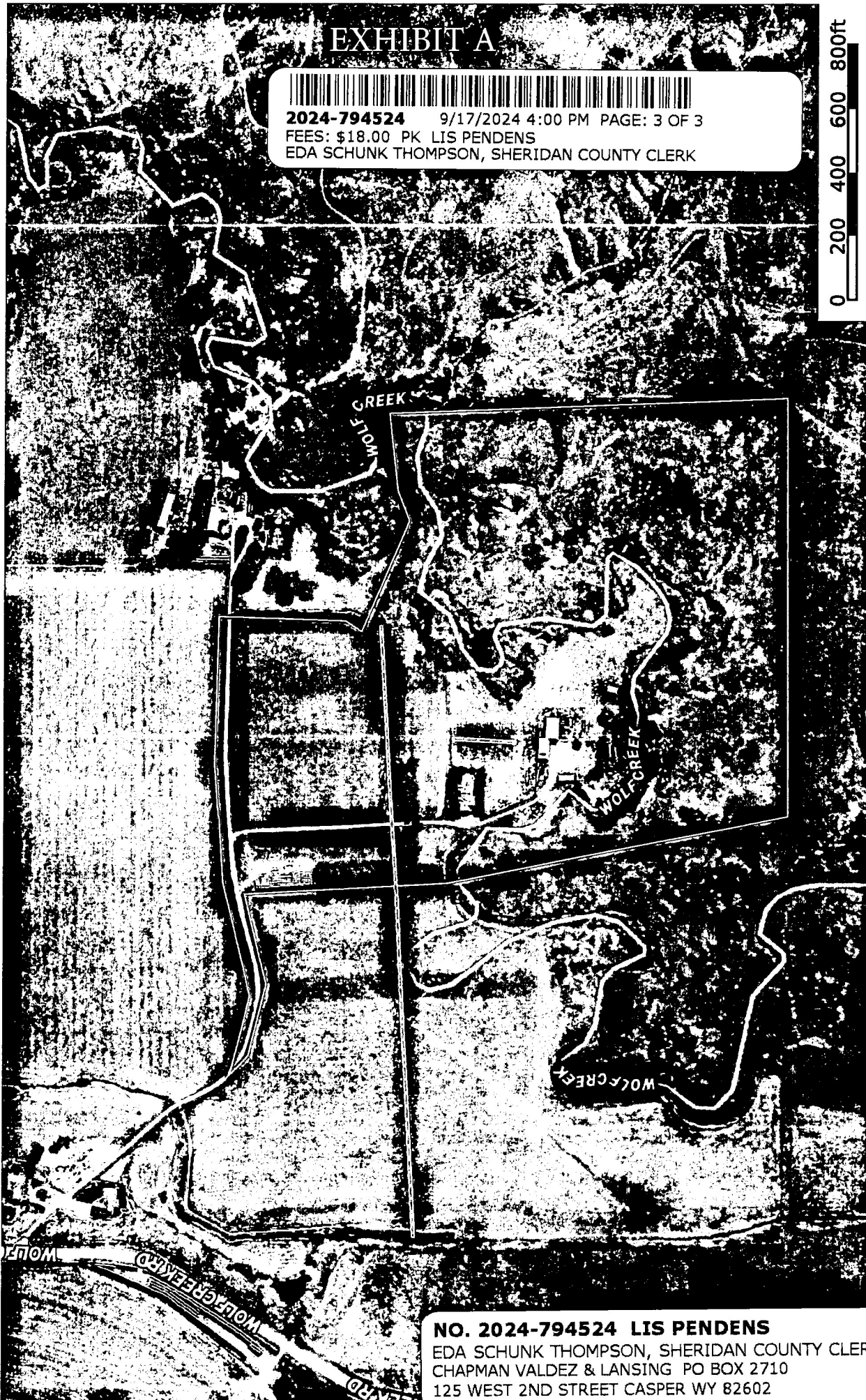
EXHIBIT A



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0 200 400 600 800ft

- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- Stream, Intermittent
- River/Creek
- Water Body



NO. 2024-794524 LIS PENDENS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CHAPMAN VALDEZ & LANSING PO BOX 2710
125 WEST 2ND STREET CASPER WY 82602

Joe Steger
P: 307-7632752

101 S. Main St.



The information contained herein was obtained from sources deemed reliable by the County Clerk. The County Clerk is not responsible for the accuracy or completeness of the information contained herein.