

FILED

**IN THE DISTRICT COURT, SECOND JUDICIAL DISTRICT
OF AND FOR ALBANY COUNTY, STATE OF WYOMING**

ANDREW DEVNEY,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	Civil Action No. 2024-CV-0036328
	)	
LARAMIE PLAINS PROPERTIES,	)	
LP, a Wyoming Limited Partnership; and	)	
TREVOR THATCHER, an individual,	)	
	)	
Defendants.	)	

AFFIDAVIT OF TRINITY THATCHER

I, Trinity Thatcher, being of lawful age and being first duly sworn according to law, on oath deposes and states:

1. At all times relevant as alleged in the Verified Complaint I was an employee of Laramie Plains Properties, LP (LPP) and was an assistant to Trevor who was the property manager for LPP. One of the properties we manage for LPP are apartments located at 919 Gibbon Street here in Laramie.

2. My job duties as an assistant property manager include, but are not limited to, hiring employees and coordinating the rental and renewal of apartments.

3. Mr. Logan Ours was a former University of Wyoming student athlete who LPP hired in January of 2024 to assist Trevor with maintenance at the LPP properties. Mr. Ours was 21 years old at the time of the incident in 2024.

4. In 2023 LPP entered into a year-long lease agreement with Mr. Andrew Devney for unit 302. The term of the lease agreement was one year beginning June 21, 2023, and ending June 20, 2024.

5. On March 15, 2024, I sent the Plaintiff an email asking if he intended to renew his lease. The request was specifically sent in the context of the 90-day renewal notice period as required by the lease.

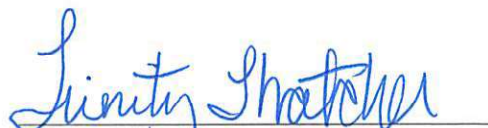
6. Mr. Deveney responded with a question whether the rent was going to increase. I told him that the rent would increase upon renewal. Mr. Devney never responded and never provided notice that he intended to renew his lease.

7. On March 20, 2024, I received a written maintenance request from Mr. Devney requesting repairs to a blind and screen door. Mr. Devney also requested repairs to a thermostat reporting "[t]he heat works bit it doesn't seem to click for setting a temp so it's just on blazing hot or I have to turn it off."

8. The next morning Trevor and Logan responded to Mr. Devney's request and went to unit 302.

9. Following their visit to the apartment and Mr. Devney's behavior and strange actions it was decided it would be best for all parties that his lease not be renewed.

FURTHER AFFIANT SAYETH NOT.


Trinity Thatcher

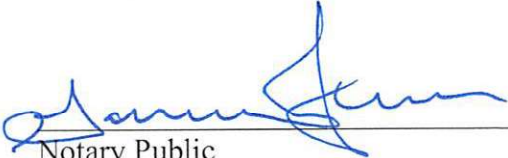
STATE OF WYOMING)
) ss.
COUNTY OF ALBANY)

The above and foregoing Affidavit was subscribed and sworn to before me by Trinity
Thatcher this 18 day of July, 2025

Witness my hand and official seal.

My Commission expires:

6/13/28



Notary Public

