



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☐ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☒ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☒ Surveyor- *Jorgensen*
- ☐ Assessor
- ☒ Clerk and Recorder
- ☐ Road and Levee
- ☒ Title

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: January 6, 2020</p> <p>Item #: P20-004</p> <hr/> <p>Planner: Brendan Conboy</p> <p>Phone: 733-0440 ext. 1302</p> <p>Fax: 734-3563</p> <p>Email: bconboy@jacksonwy.gov</p> <hr/> <p>Owner: 540 CACHE CREEK LLC C/O WILDSTAR PARTNERS LLC 207 High Point Dr Bldg 100 Victor, NY 14564-1061</p> <p>Applicant: Josh Kilpatrick/ Nelson Engineering PO Box 1599 Jackson, WY 83001</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Subdivision Plat for the property located at 540 Cache Creek Drive, legally known as, LOT 6, BLK. 7, HALL 2</p> <p>For questions, please call Brendan Conboy at 307-733-0440, x1302 or email to the address shown to the left. Thank you.</p>
<p>Please respond by: January 20, 2020 (Sufficiency) January 27, 2020 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov

SK19-046-03

January 03, 2019

Town of Jackson
Planning & Building Department
P.O. Box 1687
Jackson, WY 83001

ATTN: Brendan Conboy

RE: John D. Hall Eleventh Addition

Dear Brendan

We are submitting for a 2 Lot subdivision of Lot 6, Block 7 of John D. Hall No. 2, Plat no. 135. The name of the subdivision shall be **John D. Hall Eleventh Addition to the Town of Jackson**.

Findings:

- Section 8.5.3.C (1.) – This Subdivision is in conformance with an approved Development Plan P19-200, approved on 11-08-2019.
- Section 8.5. (2, 3, and 4) The subdivision complies with the standards of this Section and with the Standards of Section 7.2 and other LDRs and Town Ordinances.
- Section 7.2.2.A – The subdivision shall comply with the approved Development Plan. No public improvements are required.

Included in this submittal:

- Planning Permit Application
- Application Fee
- Signed Letter of Authorization by the Owner
- Plat Map
- Notice of Intent to subdivide published 12/24/19 and to be published 12/31/19
- Covenants

Sincerely,



Sue Karichner
Encl.

16493

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
01/03/2020	010319	T0J Subdivision Plat App. 19-046-03		1,000.00
DATE	01/03/20	VENDOR Town of Jackson	TOTAL	1,000.00

**Nelson
Engineering**

Professional Engineers & Land Surveyors
P.O. Box 1599 JACKSON, WYOMING 83001-1599
307-733-2087

First Interstate Bank
802 West Broadway
P.O. Box 11095
Jackson, WY 83002-1095

99-12
1023

16493

PAY **One Thousand and no/100**

DATE	AMOUNT
01/03/20	16493
	\$1,000.00



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title

LETTER OF AUTHORIZATION

540 Cache Creek LLC, "Owner" whose address is: 540

Cache Creek Drive Dr. / c/o Wildstar Partners LLC
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

207 Hyn Point Dr. Bldg. 100, Victor NY 14564, as the owner of property

more specifically legally described as: Lot 6 of Block 7 of the

John D. Hall Plat No. 2, Town of Jackson, Teton County,

Wyoming according to that plat recorded on July 8, 1948 as Plat 135

(If too lengthy, attach description)

HEREBY AUTHORIZES Josh Kilpatrick - Nelson Engineering as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Douglas W
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Owner's Rep

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)

)SS.

COUNTY OF Teton)

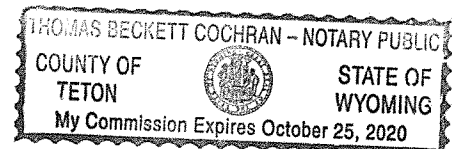
The foregoing instrument was acknowledged before me by Doug Wacker this 9 day of

August 2019
WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:



Wyoming Title & Escrow - Jackson
211 E Broadway
Jackson, Wyoming 83001

GRANTOR: GRIEST, BARRY ET UX
GRANTEE: 540 CACHE CREEK LLC
Doc 0963330 Filed At 13:58 ON 01/16/19
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary Smith Deputy Clerk

WARRANTY DEED

Barry Griest and Linda Griest, husband and wife, tenants by the entirety,
GRANTORS, of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and
valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY
AND WARRANT TO 540 Cache Creek LLC, a Delaware limited liability company,
GRANTEE, whose address is c/o WildStar Partners LLC, 207 High Point Drive, Bldg.
100, Victor, NY 14564, the following described real estate, situated in the County of
Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of
the homestead exemption laws of the State of Wyoming, to-wit:

Lot 6 of Block 7 of the John D. Hall Plat No. 2, Town of Jackson,
Teton County, Wyoming, according to that plat recorded in the Office
of the Teton County Clerk on July 8, 1948 as Plat No. 135.

PIDN: 22-41-16-34-1-35-010

Together and including all improvements thereon, and all appurtenances and
hereditaments thereunto belonging. Subject to general taxes for the year of closing,
local improvement districts, guaranteed revenues to utility companies, building and
zoning regulations, city, county and state subdivision and zoning laws, easements,
restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 16th
day of January, 2019.

Barry Griest
Barry Griest
Linda Griest
Linda Griest

STATE OF WY)
COUNTY OF Teton) ss.

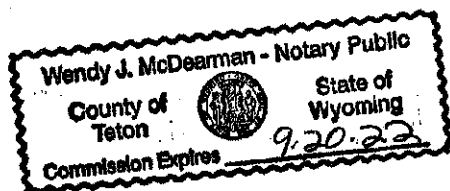
The foregoing instrument was acknowledged before me by Barry Griest and
Linda Griest this 16th day of January, 2019.

WITNESS my hand and official seal.

WJMc
Notary Public

My commission expires: 9-20-22

[S E A L]



Issued To:

New West Companies
3520 South Park
Jackson, WY 83002
(307) 203-2460

Report No.: W-21311
Effective Date: December 6, 2019
Current Date: December 17, 2019
Cost: \$250.00

Project Reference: 540 Cache Creek

Property Address: 540 Cache Creek Drive, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

540 Cache Creek LLC, a Delaware limited liability company

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: 307.732.2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 of Block 7 of the John D. Hall Plat No. 2, Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 8, 1948 as Plat No. 135.

PIDN: 22-41-16-34-1-35-010

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
2. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights claims or title to water, (d) any right title or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
3. Taxes, special and general, assessment districts and service areas for the year 2019.
Tax ID No.: OJ-004557
1st Installment: \$3,287.05 PAID
2nd Installment: \$3,287.05 PAID

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.

4. All matters as delineated on the Official Plat of John D. Hall Plat No. 2, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 135.
[Plat No. 135](#)

Terms and conditions of an affidavit, recorded November 23, 1964, as (book) 12 of Mixed Records (page) 131, Official Records.
[B12P131](#)
5. Reservations as contained in deed from John D. Hall, to Hugh G. Soest and Donna Marie Soest, recorded May 15, 1950, as (book) 8 of Deeds (page) 572, Official Records, as follows: "Reserving, however, all oil, gas and other mineral rights; said rights do not belong to this grantor."
[B8P572](#)
6. Terms and Conditions of Agreement, recorded September 16, 1950, as (book) 6 of Mixed Records (page) 518, Official Records.
[B6P518](#)
7. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded April 6, 1976, as (book) 46 (page) 467, Official Records.
[B46P467](#)
8. Easement disclosed by deed and conditions contained therein, recorded April 28, 1989, as (book) 210 (page) 401, and in deed recorded on November 14, 1991, as (book) 244, (page) 626, Official Records.
[B210P401](#)
[B244P626](#)

Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-21311

Relocation of Easement, recorded April 20, 2001, as (book) 420 (page) 622 Official Records.

[B420P622](#)

9. All matters shown by record of Survey D-12 E recorded May 16, 1989, as (book) 1 of Maps (page) 243, Official Records.

[D-12E](#)

10. All matters shown by record of Survey T-73A recorded July 10, 1990, as (book) 1 of Maps (page) 220, Official Records.

[T-73A](#)

Affidavit by Surveyor, recorded April 14, 1992, as (book) 250 (page) 467, Official Records.

[B250P467](#)

***** End of Schedule *****

TETON COUNTY, WYOMING

DEDICATION

The above or foregoing subdivision of the SW $\frac{1}{4}$ N $\frac{1}{2}$ E $\frac{1}{4}$ of Section 34, T.41N., R.16W., S $\frac{1}{2}$ SW, excepting therefrom the North 1/8 section of the above-described land, as appears on this plat, is with the free SW $\frac{1}{4}$ N $\frac{1}{2}$ E $\frac{1}{4}$, as appears on this plat, is with the desire of consent and in accordance with the desires of the undersigned owner and proprietor, and the streets and alleys, as herein shown, are hereby dedicated to public use in fee simple.

John D. Hall

I hereby certify that the foregoing dedication was signed in my presence and sworn to before me by John D. Hall this 1st day of July, 1948.

Approved by the Board of County Commissioners of Teton County, Wyoming, this 6th day of July, 1948.

Approved by the Town Council of the Town of Jackson,
Wyoming, this 6th day of July, 1948.

STATE OF WYOMING } 22-#34518

County of Teton } ss at
Filed for record in my office this 8 day of July, 1948,
at 9:30 o'clock A. M. and recorded as Plat No. 135.

at 1:30 October 21st, and returned as 11490.133.
Mace A. Smith
 County Clerk & Ex-Officio Registrar of Deeds
 Feb 25. 00



• Public Notices •

Bluegrass Owners Association is Plaintiff and DSP Consulting Services, LLC, et al are Defendants.

THE PROPERTY BEING FORECLOSED UPON MAY BE SUBJECT TO OTHER LIENS AND ENCUMBRANCES THAT WILL NOT BE EXTINGUISHED AT THE SALE AND ANY PROSPECTIVE PURCHASER SHOULD RESEARCH THE STATUS OF TITLE BEFORE SUBMITTING A BID.

Matt Carr
Sheriff, Teton County, Wyoming
Publish: 12/25/19, 01/01/20, 01/08, 01/15/20

• INTENT TO SUBDIVIDE •

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that 540 Cache Creek, LLC, a Delaware limited liability company intends to apply for a permit to subdivide in the Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town of Jackson Council at the Administration Building. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 2 Residential lots, which average 0.53 acres per lot. The project is located on 1.06 acres, generally described as Lot 6, Block 7, of John D. Hall No. 2, Plat No. 135, records of the Clerk of Teton County, and being located within Section 34, Township 41 North, Range 116 West, street address 540 Cache Creek Drive. The site is accessed from Cache Creek Drive and Snow King Drive and will be named John D. Hall Eleventh Addition to the Town of Jackson.
Publish: 12/25/19, 01/01/20

• CONTINUED PUBLICATIONS •

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

In Re. the Matter of the Estate of:
MARY SULLIVAN DUNN,
Deceased.

Probate No.: _____

NOTICE OF PROBATE

You are hereby notified that the Last Will and Testament of Mary Sullivan Dunn, dated June 7, 2016, was filed with the above-named court. Any action to set aside the Will 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 Mary Sullivan Dunn, a/k/a Mary Harrigan Sullivan, or to Mary Sullivan Dunn's estate are requested to make immediate payment to the undersigned in care of Geittmann Larson Swift LLP, PO Box 1226, Jackson, Wyoming 83001. 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 Court on or before three (3) 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 December 10, 2019.

Katherine Spencer Zelazny, WYSB 6-2802
Geittmann Larson Swift LLP
155 East Pearl Avenue, Suite 200
PO Box 1226
Jackson, Wyoming 83001
(307) 733-3923 – voice
Publish: 12/18, 12/25/19, 01/01/20

Scott P. Eskelson, Esq. (Bar #6-3899)
MARTIN & ESKELSON, PLLC
425 S. Holmes Avenue (83401)
P.O. Box 3189
Idaho Falls, Idaho 83403-3189
Telephone: (208) 523-6644
Facsimile: (208) 522-0791

Attorneys for Petitioner

IN THE DISTRICT COURT OF TETON COUNTY, WYOMING

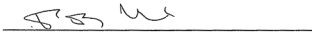
NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE)	Probate No. <u>3307</u>
)	
OF)	NOTICE OF PROBATE
)	
LESLYN JEAN MEAD,)	
)	
Deceased.)	
_____)	

TO ALL PERSONS INTEREST IN SAID ESTATE:

You are hereby notified that on the 26 day of November, 2019, the estate of the above named decedent was admitted to probate by the above-named court and that Peter Mead was appointed as personal representative thereof. Any action to set aside the Will 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 her estate are requested to make immediate payments to the personal representative at: Peter Mead, P.O. Box 239, Tetonia, ID 83452. Creditors having claims against the decedent or her estate are required to file them in duplicate with the necessary vouchers in the office of the Clerk of Court on or before three (3) months after the date of the first publication of this notice, and if such claims are not so filed, unless otherwise allowed or paid, will be forever barred.

 Dated: 11/22/19
Peter Mead, Petitioner

Publish: 12/18, 12/25/19, 01/01/20

1993 Pace Arrow Trailer
VIN: 4FPAB1620PG002162
Fees Due:: \$13,310.00

1998 Volvo V70
VIN: YV1LZ5641W2462195
Fees Due: \$4,700.00

2007 Volvo S40
VIN: 2B4GP4436TR578424
Fees Due: \$7,040.00

2001 Toyota Prius
VIN: JT2BK12U910017897
Fees Due: \$4,950.00

1996 Subaru Legacy
VIN: 4S3BG6850T7376362
Fees Due:: \$2,966.00

1997 Ford Explorer
VIN: 1FMDU34E1VZA60395
Fees Due: \$5,928.00

1996 Dodge Grand Caravan
VIN: 2B4GP4436TR578424
Fees Due: \$7,040.00

2000 Ford Taurus
VIN: 1FAFP53U4YA150478
Fees Due: \$4,690.00

2002 Chevrolet Tahoe
VIN: 1GNEK13Z62J144558
Fees Due: \$1,740.00

2007 Acura MDX
VIN: 2HNYD28397H529173
Fees Due: \$8,025.00

Auction Date is January 2, 2020. Auction is held at 1175 S. Highway 89, Jackson WY 83002. If you have any questions, please call 307-733-1960 and ask for Megan or Sheila.
Publish: 12/18, 12/25/19

NOTICE OF FINAL PAYMENT

The Executive Director of Teton Conservation District, acting as agent for Teton Conservation District, has accepted all work as complete according to the written Agreement between Aaron Todd, Manager, Carver Creek Ranch, LLC, for the Fall Creek Ranch Water Supply Improvement Project. Carver Creek Ranch, LLC, Contractor, is entitled to final payment therefore, and on the 28th day of January, 2020, the 41st day after the first publication of this notice, final payment of the full amount due under the Agreement will be made. Nothing in this notice shall be construed as relieving the Contractor and the Sureties on its bond from any claim or claims for the work or labor done or materials or supplies furnished in the execution of the Agreement. All persons having claims for labor and materials furnished the Contractor shall present a verified statement of the amount due and unpaid on account of the same to the District prior to the day specified for final payment. Failure on the part of the claimant to file such statement will relieve the District from any and all liability on such claim. Dated this 10th day of December, 2019.
Sponsor: Teton Conservation District
By: Tom Segerstrom
Publish: 12/18, 12/25/19, 01/01/20

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT
IN AND FOR TETON COUNTY, STATE OF WYOMING

FOXTROT HOLDINGS, LLC, a)
California limited liability company,)
)
Plaintiff,)
)

Civil Action No. 18052)
v.)

FOXTROT PARTNERS, LLC, a)
Delaware limited liability company,)
JAMES P. FOSTER and RANDI L.)
FOSTER,)
)
Defendants.)

NOTICE OF EXECUTION SALE

NOTICE IS HEREBY GIVEN, pursuant to WYO. STAT. §§ 1-18-101; 1-17-312; 1-17-314; and 1-17-141; et seq, that real property owned by James Foster and Randi Foster, husband and wife as tenants by the entirety, will be sold to the highest bidder at a public auction of the real property described below pursuant to an execution sale as ordered in a Writ of Execution issued on September 20, 2019 by the District Court of Ninth Judicial District in Teton County, Wyoming in order to satisfy in whole or in part that certain Foreign Judgment entered on August 9, 2019 in Case No. CV-18052 (the “Judgment”) in in favor of Judgment Creditor Foxtrot Holdings, LLC, a California limited liability company, against Judgment Debtors Foxtrot Partners, LLC, a Delaware limited liability company, James P. Foster, and Randi L. Foster.

The real property that will be sold at said execution sale is described as follows:

Unit 16 of Moose Creek Townhomes Building Six, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on April 20, 2001 as Plat No. 1011, as further defined and described in the Declaration of Condominium recorded in Book 391 of Photo, page 92, Book 393 of Photo, page 443, Book 400 of Photo, page 1110, and any amendments thereto

PIDN: 22-42-17-24-3-31-001; commonly known as 3723 Michael Drive, Unit 16, Teton Village, Wyoming 83025

The above sale will be conducted by the Sheriff or the Sheriff's deputy at the front door of the Teton County Courthouse in Jackson, Wyoming, at 10:00 a.m. on Thursday, January 9, 2020.

In the event that either a representative of the Judgment Creditor or a representative of Wyoming Title & Escrow is not present at the sale, the sale will be postponed until a later date.

James P. Foster and Randi L. Foster are Judgment Debtors under the above referenced Judgment, and as of the date of this Notice, the undersigned claims an outstanding balance of not less than \$2,104,184.54.

The property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting a bid.

DATED: December 12, 2019

FOXTROT HOLDINGS, LLC, Judgment Creditor

BY: _____
DALE W. COTTAM
of Bailey | Stock | Harmon | Cottam | Lopez LLP
Attorneys for Judgment Creditor
80 E. 1st Ave
Box 850
Afton, WY 83110
(307) 638-7745
Publish: 12/18, 12/25/19, 01/01/20, 01/08/20

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT

OF THE STATE OF WYOMING IN AND FOR TETON COUNTY

Docket No. 3304

In the Matter of the Estate of)
)
RICHARD L. GRUBMAN, JR.)
)
Deceased.)

NOTICE OF PROBATE OF ESTATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:
You are hereby notified that on the 3rd day of December, 2019, the Last Will and Testament of Richard L. Grubman, Jr. was admitted to probate by the above-named Court, and that Big Spruce Fiduciary Management Corp. was appointed Personal Representative thereof. Any action to set aside the Will shall be filed in the Court within three 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 said decedent or to said estate are requested to make immediate payment to the undersigned at P.O. Box 1744, Jackson, WY 83001.

Creditors having claims against said 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.

Big Spruce Fiduciary Management Corp.,
PERSONAL REPRESENTATIVE,
By: Matthew A. Confer, Vice-president

ATTORNEYS FOR ESTATE
Thomas N. Long
Long Reimer Winegar LLP
2120 Carey Avenue, Suite 300 (82001)
P.O. Box 87
Cheyenne, WY 82003-0087
(307) 635-0710
(307) 635-0413 fax

Jordan S. Chandler
Long Reimer Winegar LLP
270 West Pearl Street, Suite 103
P.O. Box 3070
Jackson, Wyoming 83001
(307) 734-1908
(307) 733-3752 fax
Publish: 12/11, 12/18, 12/25/19

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF:

WILLIAM M. HIRSHBERG,

Deceased.

Probate No.: 3303

NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:
You are hereby notified that on the 2nd day of December, 2019, the Last Will and Testament of the above-named decedent was admitted to probate by the above-named court, and that Julia C. Levy was named personal representative thereof. Any action to set aside the Will 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 the decedent's estate are requested to make immediate payment to Julia C. Levy in care of Geittmann Larson Swift LLP, P.O. Box 1226, Jackson, Wyoming 83001. Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers.

together with an exclusive recurring annual right to occupy the unit set forth below of The Bluegrass Condominium Project, Teton County, Wyoming, as shown on that plat recorded November 19, 1980 as Plat No. 429 as Instrument No. 218694 during the annual recurring time period for the week set forth below as set forth in the Declaration of Condominium recorded in the Clerk and Recorder's Office of the County of Teton, State of Wyoming.

Each of the following interests will be sold separately:

Defendant	Undivided interest	Unit	Week	Judgment
DPS Consulting, Services, LLC	1.95%	E	35	\$8,441.75
James Leroy Leger	1.95%	C	23	\$9,151.20
Karl R. Peacock and Deborah W. Peacock	1.95%	D	26	\$7,054.29
Grant B. Schroder	2.05%	G	33	\$7,666.20

plus costs of publication and sale, interest on the entire judgment at 12% per annum and attorney's fees as awarded by the Court.

The Sheriff's sale is being made pursuant to the Judgment, Decree of Foreclosure and Order of Sale entered on December 6, 2019 by the District Court, Ninth Judicial District, Teton County, Wyoming, Civil Action No. 17950 in which the Bluegrass Owners Association is Plaintiff and DSP Consulting Services, LLC, et al are Defendants.

THE PROPERTY BEING FORECLOSED UPON MAY BE SUBJECT TO OTHER LIENS AND ENCUMBRANCES THAT WILL NOT BE EXTINGUISHED AT THE SALE AND ANY PROSPECTIVE PURCHASER SHOULD RESEARCH THE STATUS OF TITLE BEFORE SUBMITTING A BID.

Matt Carr
Sheriff, Teton County, Wyoming
Publish: 12/25/19, 01/01/20, 01/08, 01/15/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that 540 Cache Creek, LLC, a Delaware limited liability company intends to apply for a permit to subdivide in the Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town of Jackson Council at the Administration Building. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 2 Residential lots, which average 0.53 acres per lot. The project is located on 1.06 acres, generally described as Lot 6, Block 7, of John D. Hall No. 2, Plat No. 135, records of the Clerk of Teton County, and being located within Section 34, Township 41 North, Range 116 West, street address 540 Cache Creek Drive. The site is accessed from Cache Creek Drive and Snow King Drive and will be named John D. Hall Eleventh Addition to the Town of Jackson.

Publish: 12/25/19, 01/01/20

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

In Re. the Matter of the Estate of:
MARY SULLIVAN DUNN,
Deceased.

Probate No.: _____

NOTICE OF PROBATE

You are hereby notified that the Last Will and Testament of Mary Sullivan Dunn, dated June 7, 2016, was filed with the above-named court. Any action to set aside the Will 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 Mary Sullivan Dunn, a/k/a Mary Harrigan Sullivan, or to Mary Sullivan Dunn's estate are requested to make immediate payment to the undersigned in care of Geittmann Larson Swift LLP, PO Box 1226, Jackson, Wyoming 83001. 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 Court on or before three (3) 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 December 10, 2019.

Katherine Spencer Zelazny, WYSB 6-2802
Geittmann Larson Swift LLP
155 East Pearl Avenue, Suite 200
PO Box 1226
Jackson, Wyoming 83001
(307) 733-3923 – voice

Publish: 12/18, 12/25/19, 01/01/20

Scott P. Eskelson, Esq. (Bar #6-3899)
MARTIN & ESKELSON, PLLC
425 S. Holmes Avenue (83401)
P.O. Box 3189
Idaho Falls, Idaho 83403-3189
Telephone: (208) 522-6644
Facsimile: (208) 522-0791

Attorneys for Petitioner

IN THE DISTRICT COURT OF TETON COUNTY, WYOMING
NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE) Probate No. 3307
OF)
) NOTICE OF PROBATE
LESLYN JEAN MEAD,)
)

S:\Proj\2019\046-02 (Lot 6, John D. Hall-540) Cache Creek Pl-Survey & Subdiv\Plat\Plat.dwg (2/4/20) at 12:40p - Jun 03 2020 03:57:48 pm PLOTTED BY: jarchiver BAW: ERMW: 230

- LEGEND
- = PROPERTY LINE
 - - - = EXISTING EASEMENT LINE
 - - - = CENTERLINE OF EXISTING EASEMENT
 - ◆ = FOUND REBAR WITH CAP "PLS 3831"
 - = FOUND BRASS CAP "PNS 164"
 - ⊗ = SET 5/8"Ø REBAR WITH CAP INSCRIBED
 - ▨ = "NELSON ENGR. PLS 15442"
 - ▨ = 30 FOOT WIDE UTILITY EASEMENT

CACHE CREEK DRIVE

THIS SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS. ONSITE WATER AND SEWER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED.

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS, EXCEPT AS PERMITTED BY THE TOWN OF JACKSON

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION.

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

CERTIFICATE OF OWNERS

State of Wyoming)
County of Teton)ss.

The undersigned owners and proprietors of the lands shown hereon hereby certify;

That the foregoing subdivision of land as shown hereon and described in the Certificate of Surveyor hereon is with their free consent and in accordance with their desires;

That the name of the subdivision shall be **JOHN D. HALL ELEVENTH ADDITION TO THE TOWN OF JACKSON**;

That access to the subdivision is from Cache Creek Drive and Snow King Drive;

That that 30 foot wide utility easement within Lot 8, is for the benefit of Lot 9, as shown hereon;

That that 5 foot wide utility easement within Lot 9 as shown hereon is hereby granted to Lower Valley Energy, a Cooperative Utility corporation and their heirs, assigns and successors that serve this subdivision for the installation, operation, maintenance and repair of underground utilities and reasonable above ground appurtenances thereto;

That this subdivision is subject to all matters delineated on John D. Hall Plat No. 2, plat no. 135, records of the Office of the Clerk of Teton County;

That this subdivision is subject to the Terms and Conditions as stated in Affidavit recorded in Book 12 of Mixed Records, page 131, records of Said Office;

That this subdivision is subject to those reservations contained in Book 8 of Deeds, pages 572, as records of Said Office;

That this subdivision is subject to the Terms and Conditions of Agreement contained in Book 6 of Mixed Records, page 518, records of Said Office;

That this subdivision is subject to that easement to Lower Valley Power and Light, Inc, as described in Book 46, pages 467, records of Said Office, to be vacated; That this subdivision is subject to all matters shown on Map D-12E, records of Said Office;

That this subdivision is subject to all matters shown on Map T-73A and contained in corrective Affidavit in Book 250, page 467, records of Said Office;

That Lot 6, Block 7 of John D. Hall Plat, Plat no. 135, as recorded in the Office of the Teton County Clerk, is hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article VII, Division 7.2 and Sections 34-12-106 through 110, Wyoming Statutes, 1977, as amended, and the Clerk is respectfully requested to write "vacated" across said lots, they being reconfigured as shown hereon;

That this subdivision is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or of record including, but not limited, to those shown hereon;

That Seller does not warrant to Purchaser that he shall have any rights to the natural flow of any stream within or adjacent to the subdivision;

That Wyoming Law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the banks of the stream or river;

540 Cache Creek LLC, a Delaware Limited Liability Company

By: Zachery Stern, General Manager

The foregoing instrument was acknowledged before me by Zachery Stern as a General Manager of 540 Cache Creek LLC, a Delaware limited liability company, this _____ day of _____, 2020.

Witness my hand and official seal.

Notary Public

CERTIFICATE OF APPROVAL

State of Wyoming)
County of Teton)ss
City of Jackson)

The foregoing Subdivision, **Bencor Second Addition to the Town of Jackson**, was approved at the regular meeting of the Jackson Town Council on the _____ day of _____, 2020 in accordance with Section 15-1-415 Wyoming Statutes.

Attest: Town of Jackson

Sandra P. Birdyshaw, Clerk

Peter Muldoon, Mayor

Brian T. Lenz, Town Engineer

Tyler Sinclair, Planning Director

The foregoing instrument was acknowledged before me by Pete Muldoon, Mayor, this _____ day of _____, 2019.

Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Sandy P. Birdyshaw, Clerk, this _____ day of _____, 2019.

Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Brian T. Lenz, Town Engineer, this _____ day of _____, 2019.

Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Tyler Sinclair, Planning Director, this _____ day of _____, 2019.

Witness my hand and official seal.

Notary Public My commission expires:_____

Owner(s) and Subdivider(s):

540 Cache Creek LLC
207 High Point Dr. Bldg 100
Victor, NY 14564-1061
307-733-5884 ext.2

Surveyor:

Nelson Engineering
P.O. Box 1599
Jackson, Wyoming, 83001
307-733-2087



VICINITY MAP

SW 1/4 NE 1/4,
SECTION 34,
TOWN OF JACKSON,
T41N, R116W
TETON COUNTY

SCALE 1" = 200'

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)ss

I, Lucas D. Rudolph, hereby certify, to the best of my knowledge and belief:

that by authority of the owners I have subdivided the lands shown on this plat to be known as **JOHN D. HALL ELEVENTH ADDITION TO THE TOWN OF JACKSON**.

That the lands of this subdivision are identical with and described as:

Lot 6, Block 7 of John D. Hall Plat No. 2, Plat no. 135, a subdivision of record in the Office of the Teton County Clerk and located in the SW1/4 NE1/4, Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming;

That this plat was made from the notes of surveys made by me, or under my direction, in March, 2018 and from records in the Office of the Teton County Clerk;

that all dimension and areas are correctly shown;

Said Parcel contains 1.06 acres, more or less, and is subject to easements, restrictions, reservations, and conditions, of sight and/or of record, including, but not limited to those shown hereon

That all corners will be monumented as shown hereon by _____, 2020.

Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442

The foregoing instrument was acknowledged before me by Lucas D. Rudolph this _____ day of _____, 2020.

Witness my hand and official seal.

Notary Public My commission expires:_____

Zoning District: (NL-2) Neighborhood Low Density-2

Number of Lots: 2
Lot 8 = 0.53 acres
Lot 9 = 0.53 acres

Total Project Acreage: 1.06 acres

**JOHN D. HALL ELEVENTH ADDITION
to the Town of Jackson**

a subdivision of Lot 6, Block 7,
of John D. Hall No. 2
Plat no. 135

located within the
SW 1/4 NE 1/4,
Section 34,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DRAWING NO	1	JOB NO	19-046-02	JOB TITLE	JOHN D. HALL ELEVENTH ADDITION	DRAWING TITLE	FINAL PLAT	REV.				
								DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED
								12/13/2019	NE	JK	SK	LR