

DEC. 31, 2013

TETON COUNTY NOTICES Teton County Board of Commissioners

• AGENDAS •

Teton County Board of Commissioners
Voucher Meeting Agenda
200 S. Willow, Jackson, Wyoming
Monday, January 6, 2014, 9:00 a.m.

CALL TO ORDER MATTERS FROM COMMISSION AND STAFF

1. Designation of 2014 County Commission Chairman and Vice-Chairman
 2. Consideration of December 30, 2013 County Vouchers
- ADJOURNMENT
Visit www.tetonwyo.org for any changes to the agenda.

Publish: 12/31/13

Teton County Board of Commissioners
Regular Meeting Agenda
Commissioners Chambers - 200 S Willow
Tuesday, January 7, 2014, 9:00 a.m.

CALL TO ORDER / PLEDGE OF ALLEGIANCE PUBLIC HEARING:

1. Teton County Board of County Commissioners Rules of Meeting Procedures

APPROVAL OF MINUTES

ADOPTION OF AGENDA

CONSENT AGENDA

CORRESPONDENCE REPORT (received before the Thursday before the meeting)

PUBLIC COMMENT

MATTERS FROM COMMISSION AND STAFF:

1. Consideration of Adopting Teton County Board of County Commissioners Rules of Meeting Procedures
2. Consideration of Renewing the Memorandum of Understanding for the Law Library Space (continued from 12/17/13)
3. Consideration of the 2014 Disclosure Statements for Elected Officials
4. Consideration of the Designation of 2014 Official Depositories
5. Consideration of a Resolution for the Teton County Statement of Investment Policy
6. Consideration of a new Restaurant Liquor License Application for TMR, LLC dba Turpin Meadow Ranch
7. Consideration of Formal Bid Award and Purchase of a Compact SUV for the Public Health Department
8. Consideration of a Community Development Block Grant application from Teton County Housing Authority
9. Consideration of a Community Development Block Grant for Planning for the Housing Action Plan Process
10. Consideration of a Business Ready Community Grant for The Grove
11. Consideration of a new Emergency Management Mutual Aid Agreement, including Fremont County
12. Consideration of a Teton Conservation District Grant Application for the benefit of the Planning Department
13. Consideration of a Community Foundation of Jackson Hole Grant Agreement for Parks and Recreation
14. Consideration of Resolutions of Appreciation for Herb Brooks and Ethan Anderson
15. Consideration of a Local Cooperation Agreement with US Army Corps of Engineers for the Jackson Hole Flood Protection Project

MATTERS FROM PLANNING & DEVELOPMENT:

1. Consideration of Findings of Fact and Conclusions of Law and Order for 2 matters:
 - a) VAR2013-0011 - TRIANGLE X RANCH
 - b) VAR2013-0012 - TRIANGLE X RANCH
2. MFS2013-0030 - Jennifer Kocher-Anderson - Robert Ablondi - Annual review of the Melody Ranch Lower Ranch gravel operation, as required by Condition of Approval #6 of Special Use Permit 10-0001 and pursuant to Section 5140, Conditional and Special Uses, of the Teton County Land Development Regulations.
3. Applicant: Crystal Springs Ranch, Inc.
Agent: Jorgensen Associates, PC
Presenter: Susan Johnson
Permit No.: S/D2013-0007
Request: Final Plat approval, pursuant to Division 6200, Vacation/Modifications to Recorded Plats, of the Teton County Land Development Regulations, to vacate a note on all plats filed south of McCollister Drive (1210, 1211, 1259, 1300, & 1328) pertaining to use restrictions and a requirement that 100% of South Residential Community property owners consent to a use change.
Location: All lots located within the following platted subdivisions: Shooting Star First Filing (Plat 1210); Shooting Star Second Filing (Plat 1211); Cabins at Shooting Star (Plat 1259); Shooting Star Third Filing (Plat 1300); and Shooting Star Fourth Filing (Plat 1328). S24 & 25, T42N, R117W. The property is zoned Planned Unit Development-Planned Resort and is within the Scenic Resources Overlay.

4. Applicant: CRYSTAL SPRINGS RANCH INC.
Agent: Jorgensen Associates, PC
Presenter: Susan Johnson
Permit No.: S/D2013-0004

Request: Final Plat approval, pursuant to Division 6200, Vacations/Modifications to recorded Plats, of the Teton County Land Development Regulations, to vacate Lots 56 through 62 and Lots 65 through 69 of the Shooting Star First Filing (Plat 1210) and replat them to create Lots 92 through 105, Shooting Star Fifth Filing.

Location: Lots 56 through 62 and Lots 65 through 69, Shooting Star First Filing. Located south of McCollister Drive (S24 & 25, T42N, R117W). The property is zoned Planned Unit Development-Planned Resort and is within the Scenic Resources Overlay.

5. Applicant: DANIEL BAKER

Agent: N/A

Presenter: Alex Norton

Permit No.: AMD2013-0005

Request: Amend Section 23350, Residential Use

Limitations and Short Term Rentals, of the Teton County Land Development Regulations, pursuant to Section 5150, Amendments to the Text of These Land Development Regulations or the Official Zoning District Map, to specify that rental agreements for dwelling units cannot limit occupancy to less than 30 days, and that only the renters may occupy a rented dwelling unit during the 30-day rental period.

Location: Amendment would apply countywide.

OTHER BUSINESS

ADJOURNMENT

Visit www.tetonwyo.org to see requested changes to the agenda.

Publish: 12/31/13

• CONTINUED PUBLICATION •

NOTICE OF APPLICATION FOR RESTAURANT LIQUOR LICENSE

Notice is hereby given that on the 22th day of November, 2013, the following Applicant filed an application for the issuance of Restaurant Liquor License in the office of the Clerk of the County of Teton for the following described location:

1. TMR, LLC, dba Turpin Meadow Ranch, Parcel 22-45-12-23-2-00-001, BTNF

And protests, if any there be, against the issuance of the license will be heard at the hour of 9:00 A.M., on the 7th day of January, 2014, in the County Commissioners Chambers in the Teton County Administration Building.

Publish: December 11, December 18, December 25, 2013 and January 1, 2014

/s/ Sherry L. Daigle, County Clerk

Publish: 12/11, 12/18, 12/25/13 & 01/01/14

TETON COUNTY DIVISION OFFICES

• CONTINUED PUBLICATION •

NOTICE TO CIVIL ENGINEERING CONSULTANTS

REQUEST FOR PROPOSALS ADAMS CANYON SANITARY SEWER CONNECTION DESIGN SERVICES TETON COUNTY, WYOMING

Teton County, Wyoming (Owner) is seeking proposals to design sanitary sewer improvements to connect the Adams Canyon complex, and other adjacent properties, to the Town of Jackson interceptor sewer line.

For a full packet of information, please contact:

Gordon Gray
Teton County Engineering Department
320 South King St.
Jackson, Wyoming 83001
1.307.732.8578
ggray@tetonwyo.org

The deadline for submittal of proposals is 1:00PM MST, Friday, January 17, 2014. Owner reserves the right to enter into a contract with any Consultant based solely upon the initial response to the Request for Proposals.

Publish: 12/18, 12/25/13 & 01/01/14

TOWN OF JACKSON NOTICES

• GENERAL NOTICES •

The Town Council of the Town of Jackson is seeking public input and public comments on an Economic Development Infrastructure Community Development Block Grant (CDBG) application. El Puente is interested in obtaining funding for a project to increase coordination and cooperation to assure

that the Latino population of Teton County has full access to healthcare services during the transition period with the goal of creating a coordinated network of healthcare services for this population. The Town of Jackson is applying for this grant on behalf of El Puente, a non-profit organization.

The grant request contemplated will not exceed \$85,000. Other possible CDBG applications may be considered provided they support at least one of three National Objectives:

1. Benefit to low and moderate income persons
2. Aid in the prevention or elimination of slums or blight
3. Activities designed to meet community development needs having a particular urgency.

The Wyoming Business Council administers the CDBG Program and lists the available funding on their web site at <http://www.wyomingbusiness.org/program/cdbg-applications-and-rules/3286>.

A public Hearing to take public testimony and solicit public opinion on this matter will be held on Monday, January 6, 2013, at 6:00 P.M. in the Council Chambers of the Town Hall in Jackson, WY located at 150 East Pearl Avenue. Accommodations will be made for handicapped and non-English speaking minority individuals who wish to attend the Public Hearing. Program rules are available at the Wyoming Business Council web site at <http://www.wyomingbusiness.org/program/cdbg-applications-and-rules/3286>.

Publish: 12/31/13

GENERAL PUBLIC NOTICES

• ESTATE PROBATE •

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:
Probate No.: 2965

MARJORIE JOAN CONNORS, NOTICE OF
PROBATE
Deceased.

You are hereby notified that the Last Will and Testament of Marjorie Joan Connors 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 Marjorie Joan Connors or to Marjorie Joan Connors' estate are requested to make immediate payment to the undersigned in care of Gonnella Adamson, PC, 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 23rd day of December, 2013.

Scott D. Weaver
Gonnella Adamson, PC
575 South Willow
P.O. Box 1226
Jackson, WY 83001
(307) 733-5890 – voice
(307) 734-0544 – facsimile
scott@wyomingestatelaw.com

Publish: 12/31/13 & 01/08, 01/15/14

• CIVIL ACTIONS •

STATE OF WYOMING IN THE DISTRICT
COURT

COUNTY OF TETON NINTH
JUDICIAL DISTRICT

Plaintiff/Petitioner: Sergio Garcia Beristain, Civil Action Case No. 16643

vs.

Defendant/Respondent: Alejandra Hernandez

NOTICE OF PUBLICATION

NOTICE TO ALEJANDRA HERNANDEZ, DEFENDANT/
RESPONDENT

DEFENDANT/RESPONDENTS CURRENT ADDRESS:
UNKNOWN

You are notified that a Complaint for Divorce, Civil Action

• Public Notices •

No. 16643, has been filed in the Wyoming District Court for the Ninth Judicial District, whose address is 180 S. King Street/P.O. Box 4460, Jackson, WY 83001 seeking dissolution of your marriage to Sergio Garcia Beristain, and a Decree of Divorce in his favor.

Unless you file an Answer or Response or otherwise respond to the Complaint or Petition referenced above within 30 days following the last date of publication of this notice, a default judgment will be taken against you and a Decree of Divorce will be granted.

DATED this 17th day of December, 2013.

BY CLERK OF COURT:

Trisa J. DiPaola

Deputy Clerk of District Court

Publish: 12/31/13 & 01/08, 1/15, 01/22/14

•PUBLIC NOTICE•

PUBLIC MEETING NOTICE

The USDA Lincoln and Teton County Local Work Group will Meet January 15th 2014 at 1:00 pm at 625 S. Washington Street in Afton Wyoming. The main purpose of the meeting is to determine local work group priorities for the 2014 funding year. The public is invited. Contact Gary Blazejewski at 307-886-9001, ext. 109 for more information.

Publish: 12/31/13, 01/08/14

• CONTINUED PUBLICATION •

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:

Probate No. 2964

Beverly A. Halpin,

NOTICE OF PROBATE

Deceased.

You are hereby notified that the Last Will and Testament of Beverly A. Halpin 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 Beverly A. Halpin or to Beverly A. Halpin's estate are requested to make immediate payment to the undersigned in care of Mullikin, Larson & Swift LLC, PO Box 4099, 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 _____ day of December, 2013.

Clay D. Geittmann, WYSB 6-3169

Mullikin, Larson & Swift LLC

155 East Pearl Street, Suite 200

P.O. Box 4099

Jackson, Wyoming 83001

(307) 733-3923 – voice

(307) 734-3947 – facsimile

Publish: 12/25/13 & 01/01, 01/08/14

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

JACKSON SHOPPING VILLAGE, LLLP

a Nevada limited liability company,

Plaintiff,

vs. Civil Action No. 2013-334

ED ROSARIO,

an individual,

Defendant.

Please take notice that a Complaint For Money Owed On Rent has been filed in the above-entitled court against you seeking damages for rents and other money owed as a result of your leasing 520 S. U.S. Hwy 89, Building D, Store 8, K-Mart Plaza, Jackson, Wyoming from Plaintiff. You are required to file an answer to this action with the Clerk of the Circuit Court, Post Office Box 2906, Teton County Courthouse, Jackson, Wyoming 83001 on or before February 14, 2014. Failure to timely file an answer will result in default being taken against you.

Frank Hess (WSB # 5-2159)

Hess D'Amours & Krieger, LLC

Attorney for Plaintiff

P. O. Box 449

Jackson, WY 83001

307/733-7881 phone

Publish: 12/25/13 & 01/01, 01/08, 01/15/14

NOTICE OF PROPOSED RULEMAKING
AMENDMENT TO BUSINESS AND DEVELOPMENT
RULE
REGARDING CONSTRUCTION OF FACILITIES
Jackson Hole Airport Board
December 18, 2013

BACKGROUND: In August 1989, the Jackson Hole Airport Board (the "Board") adopted a Rule Respecting the Conduct of Business Operations at the Airport (the Business Rule). In January 2001, the Board amended Section 5.5 of the Business Rule to provide among other things that all construction of facilities on the Airport, including but not limited to aircraft hangars, other than the expansion or remodeling of existing facilities, would be performed by the Board.

Construction of facilities on the Airport by parties other than the Board may be in the public interest if construction and operation of such facilities is under terms which protect the public interest. The Board therefore proposes to amend its Business Rule to permit such private construction in certain cases.

PROPOSED RULE AMENDMENT: The Airport Board proposes to amend its Business Rule to permit private construction of airport-related facilities when such construction is found to be in the public interest and under terms and conditions which protect Board interests.

COMMENTS: The Airport Board solicits comments on the proposed rule amendment. Written comments and opinions should be submitted no later than 10 February, 2014. They should be addressed to:

Raymond Bishop, Airport Director

Jackson Hole Airport

P.O. Box 159

Jackson, Wyoming 83001

Ray.Bishop@JacksonHoleAirport.com

Copies of the proposed amendment may be obtained by contacting Mr. Bishop at the above address or email

PUBLIC HEARING: The Airport Board will hold a public hearing on the proposed Rule amendments on , 19 February 2014, commencing at 9:00 a.m. in the Board Room at the Jackson Hole Airport.

FURTHER INFORMATION: Further information of the proposed amendments may be obtained upon request at the above address or by calling (307) 733-7682 or at Ray.Bishop@JacksonHoleAirport.com.

Dated this 19th day of December, 2013.

JACKSON HOLE AIRPORT BOARD

By Raymond Bishop, Airport Director

Publish: 12/25/13, 1/1/14

NOTICE OF FORECLOSURE SALE

Default has occurred on Promissory Notes dated July 20, 2005 and June 14, 2007, which were modified and eventually combined by Change in Terms Agreements and a Modification to Promissory Note dated October 10, 2008 (the "Note"), payable by Snake River Sporting Club Development Company, LLC ("Mortgagor") to Wells Fargo Bank, N.A. as successor by consolidation with The Jackson State Bank & Trust ("Mortgagee"). The Note is secured by a Mortgage given by the Mortgagor to the Mortgagee, dated July 20, 2005 ("Mortgage"), recorded on July 21, 2005 in Book 596 Photo, Pages 426-441, Document # 0655361 of the real property records of the Teton County, Wyoming Clerk. Cygnus SRSC Notes, LLC is the holder of the Note and Mortgage pursuant to an Assignment of Mortgage dated February 20, 2013, recorded on February 22, 2013 in Book 835 at page 843 of the records of the Teton County, Wyoming Clerk and Recorder. The Note matured and the entire balance owing on the Note is now due and payable. No lawsuit has been filed to collect the amount owing or any portion thereof.

Take notice that the Mortgage will be foreclosed and the unsold and unreleased mortgaged property will be sold by the Sheriff of Teton County to the highest bidder for cash at public auction. The sale will be held on the front steps of the Teton County Courthouse, 180 South King Street, Jackson, Wyoming 83001, at 10:00 a.m. on January 21, 2014. The amount due and owing on the Note is calculated to be \$1,467,201.96, plus attorneys' fees and costs.

The mortgaged property that will be offered for sale is described as follows:

Lots 70, 72 and 74, Snake River Sporting Club according to that plat recorded October 15, 2005 as Plat No. 1165; Lots 93, 100 and 101, Snake River Sporting Club (Third Filing), according to that plat recorded April 10, 2007 as Plat No. 1195; and a parcel of land being part of Homestead Entry Survey (H.E.S.) No. 187 and presently lying westerly of the thalweg of the Snake River within T38N, R116W, 6th P.M., Teton County, Wyoming, further described as follows (the "Parcel");

BEGINNING at a point on the meander line on the left bank of the Snake River that is coincident with the west boundary of said H.E.S. No. 187, said point bears S 00°39'13"E, 57.14 feet from Corner No. 4 of said H.E.S. No. 187 and also being a Meander Corner;

THENCE departing said west boundary and following the west boundary of the Snake River Sporting Club (SRSC), a subdivision on record in the Office of the Clerk of Teton County, Wyoming, as Plat No. 1165, said west boundary of SRSC also being the thalweg of the Snake River, following said thalweg downstream through the following courses,

S 55°23'40"E, 150.13 feet;

S 45°54'37"E, 329.78 feet;

S 28°52'20"E, 276.35 feet;

S 16°49'32"E, 561.36 feet;

S 03°55'02"E, 1254.93 feet;

S 02°09'21"W, 11.21 feet, more or less, to an intersection with said meander line also being the west boundary of H.E.S. No. 187;

THENCE following said meander line upstream in a northerly direction through the following courses,

N 15°09'45"W, 120.13 feet;

N 23°14'45"W, 681.12 feet;

N 16°16'45"W, 1026.96 feet;

N 26°02'45"W, 357.72 feet;

N 00°39'13"E, 308.32 feet, more or less, to the POINT OF BEGINNING;

Said parcel ENCOMPASSES an area of 13.67 acres more or less,

all Lots and the Parcel are located in Teton County, Wyoming.

The sale will proceed such that each Lot and the Parcel will be first offered for sale separately. If the sum of the separate bids for such Lots and the Parcel is not sufficient to satisfy

the Note balance, then all of the Lots and the Parcel will be offered for sale as a single package. The description of the mortgaged property in this Notice differs from the metes and bounds description in the Mortgage due to subdivision of the "Property" (as defined in the Mortgage and described as parcels comprised of PIN Numbers 22-38-16-08-3-00-001 and 22-38-16-08-1-00-001) by Plat Nos. 1165 (Teton County Document Nos. 0660919 et al), 1175 (Teton County Document Nos. 0677396 et al) and 1995 (Teton County Document Nos. 0699499 et al) and as a result of partial releases from the Mortgage and previous statutory foreclosure of certain subdivided lots.

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

DATED this 18th day of December, 2013.

/s/

James R. Belcher

Wyoming Bar # 5-2556

Crowley Fleck PLLP

237 Storey Boulevard, Ste. 110

Cheyenne, WY 82009

Attorneys for Cygnus SRSC Notes, LLC

Publish: 12/25/13 & 01/01, 01/08, 01/15/14

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note ("Note") and real estate mortgage ("Mortgage"). The Mortgage dated April 27, 2007, was executed and delivered by Ryan E Bell and Micah D Richardson ("Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loan Corporation its successors and assigns, as security for the Note of the same date, and said Mortgage was recorded on April 30, 2007, at Reception No. 0701006 in Book 661 at Page 832-849 in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Teton County, State of Wyoming; and WHEREAS, the mortgage was assigned for value as follows: Assignee: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHASI 2007-4, by First Horizon Home Loans, a division of First Tennessee Bank National Association Assignment dated: June 6, 2013 Assignment recorded: June 18, 2013 Assignment recording information: at Reception No. 838314 in Book 846 at Page 254 All in the records of the County Clerk and ex-officio Register of Deeds in and for Teton County, Wyoming.

WHEREAS, the mortgage contains a power of sale which by reason of said default, the Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued; and

WHEREAS, written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner and the party in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage on the date of first publication of this notice of sale being the total sum of \$442,743.84 which sum consists of the unpaid principal balance of \$428,000.00 plus interest accrued to the date of the first publication of this notice in the amount of \$11,102.57, plus other costs in the amount of \$3,641.27, plus attorneys' fees, costs expended, and accruing interest and late charges after the date of first publication of this notice of sale;

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

NOW, THEREFORE The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHASI 2007-4, by First Horizon Home Loans, a division of First Tennessee Bank National Association, as the Mortgagee, will have the Mortgage foreclosed as by law provided by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Teton County, Wyoming to the highest bidder for cash at 10:00 o'clock in the forenoon on January 23, 2014 at the front door of the Teton County Courthouse located at 180 S. King St., Jackson, WY, Teton County, for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit: UNIT 306 OF CURLEAF CLUSTERS- PHASE TWO, A SUBDIVISION OF TETON COUNTY, WYOMING, ACCORDING TO THAT PLAT RECORDED FEBRUARY 3, 1986 AS PLAT NO. 600.

with an address of 2051 Corner Creek Lane #306, Jackson, WY 83001.

Together with all improvements thereon situate and all fixtures and appurtenances thereto.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHASI 2007-4, by First Horizon Home Loans, a division of First Tennessee Bank National Association
By: The Castle Law Group, LLC
123 West 1st Street, Ste. 400
Casper, WY 82601-0000
(307) 333-5379
Publish: 12/25/13 & 01/01, 01/08, 01/15/14

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note ("Note") and real estate mortgage ("Mortgage"). The Mortgage dated January 19, 2007, was executed and delivered by Trevor P. Hiatt ("Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker

• Public Notices •

Mortgage Corp., its successors and assigns, as security for the Note of the same date, and said Mortgage was recorded on January 26, 2007, at Reception No. 0694500 in Book 651 at Page 445-461 in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Teton County, State of Wyoming; and
WHEREAS, the mortgage was assigned for value as follows:

Assignee: U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Adjustable Rate Mortgage Trust 2007-3 Adjustable Rate Mortgage Backed Pass Through Certificates, Series 2007-3
Assignment dated: November 14, 2013
Assignment recorded: December 2, 2013
Assignment recording information: at Reception No. 0849174 in Book 859 at Page 1095

All in the records of the County Clerk and ex-officio Register of Deeds in and for Teton County, Wyoming.

WHEREAS, the Mortgage contains a power of sale which by reason of said default, the Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued; and

WHEREAS, written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner and the party in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage on the date of first publication of this notice of sale being the total sum of \$510,174.29 which sum consists of the unpaid principal balance of \$498,831.59 plus interest accrued to the date of the first publication of this notice in the amount of \$8,541.38, plus other costs in the amount of \$2,801.32, plus attorneys' fees, costs expended, and accruing interest and late charges after the date of first publication of this notice of sale;

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

NOW, THEREFORE U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Adjustable Rate Mortgage Trust 2007-3 Adjustable Rate Mortgage Backed Pass Through Certificates, Series 2007-3, as the Mortgagee, will have the Mortgage foreclosed as by law provided by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Teton County, Wyoming to the highest bidder for cash at 10:00 o'clock in the forenoon on January 23, 2014 at the front door of the Teton County Courthouse located at 180 S. King St., Jackson, WY, Teton County, for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

UNIT 39-2-4 OF THE JACKSON HOLE RACQUET CLUB CONDOMINIUMS, STRAWBERRY BUILDING 3900, TETON COUNTY, WYOMING, ACCORDING TO THAT PLAT RECORDED IN THE OFFICE OF THE TETON COUNTY CLERK ON AUGUST 13, 1979 AS PLAT NO. 385, AS FURTHER DEFINED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM RECORDED FOR SAID PROPERTY.

with an address of 4450 Berry Drive #39-2-4, Wilson, WY 83014.

Together with all improvements thereon situate and all fixtures and appurtenances thereto.

U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Adjustable Rate Mortgage Trust 2007-3 Adjustable Rate Mortgage Backed Pass Through Certificates, Series 2007-3

By: The Castle Law Group, LLC
123 West 1st Street, Ste. 400
Casper, WY 82601-0000
(307) 333-5379

Publish: 12/25/13 & 01/01, 01/08, 01/15/14

FORECLOSURE SALE NOTICE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note ("Note") and real estate mortgage ("Mortgage"). The Mortgage dated March 9, 2006, was executed and delivered by Peter Licata ("Mortgagor(s)") to The Jackson State Bank & Trust, as security for the Note of the same date, and said Mortgage was recorded on March 16, 2006, at Reception No. 0671617 in Book 620 at Page 545-563 in the records of the office of the County Clerk and ex-officio Register of Deeds in and for Teton County, State of Wyoming; and
WHEREAS, the mortgage was assigned for value as follows:

Assignee: Mortgage Electronic Registration Systems, Inc.
Assignment dated: March 9, 2006
Assignment recorded: March 27, 2006
Assignment recording information: at Reception No. 0672360 in Book 621 at Page 683

Assignee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB
Assignment dated: April 25, 2012
Assignment recorded: May 8, 2012
Assignment recording information: at Reception No. 0813696 in Book 808 at Page 287

All in the records of the County Clerk and ex-officio Register of Deeds in and for Teton County, Wyoming.

WHEREAS, the Mortgage contains a power of sale which by reason of said default, the Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued; and

WHEREAS, written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner and the party in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage on the date of first publication of this notice of sale being the total sum of \$359,725.64 which sum consists of the unpaid principal balance of \$331,877.50 plus interest accrued to the date of the first publication of this notice in the amount of \$27,393.86, plus other costs in the amount of \$ 454.28, plus attorneys' fees, costs expended, and accruing interest and late charges after the date of first publication of this notice of sale;

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

NOW, THEREFORE THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB, as the Mortgagee, will have the Mortgage foreclosed as by law provided by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Teton County, Wyoming to the highest bidder for cash at 10:00 o'clock in the forenoon on January 9, 2014 at the front door of the Teton County Courthouse located at 180 S. King St., Jackson, WY, Teton County, for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:
UNIT A OF BUILDING 3 OF THE WOODLANDS, A CONDOMINIUM ACCORDING TO THAT PLAT RECORDED SEPTEMBER 4, 1973 AS PLAT NO. 238, TETON COUNTY, WYOMING, AND FURTHER DEFINED AND DESCRIBED IN CONDOMINIUM DECLARATION RECORDED IN BOOK 27 OF PHOTO, PAGE 416-450.

with an address of 3925 S Lake Creek Dr. #A-3, Wilson, WY 83014.

Together with all improvements thereon situate and all fixtures and appurtenances thereto.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB

By: The Castle Law Group, LLC
123 West 1st Street, Ste. 400
Casper, WY 82601-0000
(307) 333-5379

Publish: 12/18, 12/25/13 & 01/01, 01/08/14

AMENDED NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to Wyoming Statutes, Annotated, Sections 34-4-104 and 34-4-105 (2013), that a certain mortgage dated February 8, 2007, which was executed and delivered by Allen J. Lynch, A/JL Duersch, LLC, a Delaware limited liability company, and PWD Duersch, LLC, a Delaware limited liability company, in favor of the Alma J. Duersch and Nada K. Duersch Living Trust, dated February 2, 2005, and recorded in the County Clerk's Office, Teton County, Wyoming, on February 14, 2007, in Book 653 of Photo at Pages 319-327, as Document No. 0695779, will be foreclosed by a sale to the highest bidder at a public auction.

The premises that are described in the mortgage are as follows: Part of Section 19 and the W 1/2 SW 1/4 NW 1/4 of Section 20, all in TWP. 44N., RING. 118W, 6th P.M., Teton County, Wyoming, being further described as: Commencing from the East 1/4 Corner of Section 19, S 89°52'35" W, 716.39 feet to a point; THENCE N 00°07'46" W, 288.02 feet to a point; THENCE S 89°56'28" W, 606.01 feet to a point; THENCE N 00°07'45" W, 60.00 feet along the Western Wyoming border to a point; THENCE N 89°56'28" E, 606.00 feet to a point; THENCE S 89°07'46" W, 970.27 feet to a point; THENCE S 89°59'29" E, 717.17 feet to a point; THENCE N 89°51'53" E, 848.63 feet to a point; THENCE S 00°22'05" W, 1317.22 feet to a point; THENCE S 89°54'05" W, 837.98 feet to the point of beginning. CONTAINS 48.03 acres more or less.

The above sale will be conducted by the Sheriff or the Sheriff's Deputy at the front door of the Courthouse in Jackson, Teton County, Wyoming, at 10:00 a.m. on January 16, 2014. Allen J. Lynch, A/JL Duersch, LLC, and PWD Duersch, LLC have defaulted on the terms of the mortgage, given to secure payment of a note in the original amount of One Million Dollars (\$1,000,000.00). As of December 12, 2013, the principal amount past due was One Million Dollars (\$1,000,000.00), and interest, fees and costs accrued in the amount of Two Hundred Ninety Three Thousand Dollars and 00/100 (\$293,000.00). Interest, fees and costs continue to accrue. Said mortgage contains a power of sale which by reason of default the owner of the Note and Mortgage declares to have become operative and no suit or proceeding has been instituted at law to recover the debt secured by the mortgage or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued. Written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner and the party in possession of the mortgaged premises at least ten days prior to the commencement of this publication. 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 the bid.

The Alma Duersch and Nada K. Duersch Living Trust, dated February 2, 2005, Mortgagee BY: Julie Stomper #6-4283, Beard St. Clair Gaffney PA, 2105 Coronado, Idaho Falls, ID 83404. Phone: 208-523-5171. Fax: 208-529-9732. Attorney for Mortgagee. Dec. 18, 25, 2013, Jan. 1, 8, 2014.

Publish: 12/18, 12/25/13 & 01/01, 01/08/14



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