

Jackson Hole News&Guide

PublicNOTICES

What is a Public Notice?

These pages include a variety of notices required by Town, County and State statutes and regulations. These notices include Meeting Agendas, proposed city and county ordinances, tax and budget information, Liquor Licenses, foreclosures, summonses and bid invitations.

How to place a Public Notice

Jackson Hole News&Guide • PO Box 7445
Jackson, WY 83002 • (307) 733-2047

Rate: \$24.00 per column inch

Preferred Method of Submission is via Email in a Word/Text document to Legals@jhnewsandguide.com. Legals submitted via hard copy or PDF will be charged a typsetting fee of \$50.00 per typed page

LEGAL DEADLINE: THURSDAY AT 3:00 PM

MAY 21, 2025

TETON COUNTY NOTICES

Teton County Board of Commissioners

• MEETING NOTICES •

Teton County Board of Commissioners
Voucher Meeting Notice
200 S. Willow, Jackson, Wyoming
Tuesday, May 27, 2025, 9:00 a.m.
Meeting agenda is available on tetoncountywy.gov
Meeting streaming is available online.
Be advised the online meeting agendas may be revised until 5:00pm the day before the meeting.
Publish: 05/21/25

TETON COUNTY DIVISION OFFICES

• REQUEST FOR BIDS •

Project name Fire/EMS Command Vehicle Upfitting
Invitation to Bid

Teton County Jackson Hole Fire/EMS is requesting Bids for Upfitting Two Command Vehicles.

Invitation to Bid packages may be obtained online at the Public Purchase website. The bid id is 201056. Vendors must complete the free registration on the Public Purchase site. Assistance with registration can be obtained at http://www.tetoncountywy.gov/1951/Purchasing. Proposals are to be submitted on that same website. Proposals will be due on or before 5:00pm MST on June 5, 2025 and opened upon release immediately thereafter at the Jackson Hole Fire/EMS Administration Building at 40 East Pearl Avenue, Jackson, WY 83001.

Teton County reserves the right to reject all proposals and to waive informalities and irregularities in proposals. Questions are to be posted on the Public Purchase website. All questions and answers will be available to all bidders.
Publish: 05/21, 05/28/25

INVITATION FOR BIDS
TETON COUNTY CHIP SEAL PROJECT
PROJECT NO. 1-26-M
TETON COUNTY, WYOMING

Invitation for Bids for application of both chip seal and fog seal treatment on three County roads in Teton County, Wyoming, including two segments of Spring Gulch Road and the entire length of Buffalo Valley Road. Spring Gulch Road is located northwest of Jackson, Wyoming and Buffalo Valley Road east of Moran, Wyoming. The project generally consists of surface preparation, sweeping, chip seal application, fog seal application, and associated incidentals. Start and final completion dates for construction are July 7, 2025 and August 22, 2025, respectively.

Notice is hereby given that Teton County, Wyoming, herein-after referred to as the “Owner”, will be accepting Bids for a general contract for construction of the Teton County Chip Seal Project. The Bid form, including the required Bid Security with Power of Attorney, Wyoming Residency certification (if applicable), and other required documentation, will be received either in person at the Teton County Road & Levee Department office located at 3190 South Adams Canyon Drive, Jackson, Wyoming, submitted electronically through Public Purchase, or can be emailed to Tony Havel, Teton County Road & Levee Construction Coordinator, at thavel@tetoncountywy.gov, until 9:00 AM MDT on Wednesday, June 11, 2025, at which time the Bids received will be publicly opened and read aloud. For emailed Bids, Bidder shall phone Tony Havel at 307-732-8542 to confirm receipt of the emailed Bid. It is the responsibility of the Bidder to confirm the email was successfully received. Any Bids received later than the time specified will be rejected and returned unopened to the Bidder.

Prospective Bidders may obtain the Bid Documents by email, thavel@tetoncountywy.gov, by contacting Teton County Road & Levee Department, 307-733-7190, or through Public Purchase, www.publicpurchase.com. No deposit will be required. Questions regarding obtaining a set of the Bid Documents shall be directed to the Teton County Road & Levee Department at 307-733-7190.

All Bids must be accompanied by a money order, certified check, or bid bond payable to the Owner for 10% of the bid amount. The successful Bidder shall provide a 100% performance and payment bond.

In accordance with Wyoming Statutes, a five percent (5%) Bid preference will apply to Bids from Wyoming Resident Contractors and all Bidders shall comply with the “Preference for State Laborers / Wyoming Preference Act of 1971”.

The Owner reserves the right to reject any or all Proposals and to waive informalities and irregularities in Proposals.

END OF INVITATION
Publish: 05/21, 05/28/, 06/04/25

INVITATION FOR BIDS
2025-26 AND 2026-27 JACKSON, WY AREA WINTER SAND PROJECT
PROJECT NO. 3-26-M
TETON COUNTY, WYOMING

Invitation for Bids to furnish and deliver WYDOT Maintenance Stockpiles Type C sand for winter road maintenance use by Teton County, for Jackson, Wyoming area snow removal contracts over a two (2) year period. This Bid will be for the cost of sand and delivery in both the fall of 2025 and 2026, delivered to two (2) locations in the Jackson area, one (1) location in the Teton Village area, and one (1) location in the Buffalo Valley area. Contract will also include mixing Owner furnished Ice Slicer with the processed sand prior to haul.

Notice is hereby given that Teton County, Wyoming, herein-after referred to as the “Owner”, will be accepting sealed Bids for the 2025-26 and 2026-27 Jackson, WY Area Winter Sand Project. The Bid Schedule and Wyoming Residency Certification (if applicable) will be received either in person at the Teton County Road & Levee Department office located at 3190 South Adams Canyon Drive, Jackson, Wyoming, submitted electronically through Public Purchase, or can be emailed to Tony Havel, Teton County Road & Levee Construction Coordinator, at thavel@tetoncountywy.gov, until 9:00 AM MDT on Wednesday, June 11, 2025, at which time the Bids received will be publicly opened and read aloud. For emailed Bids, Bidder shall phone Tony Havel at 307-732-8542 to confirm receipt of the emailed Bid. It is the responsibility of the Bidder to confirm the email was successfully received.

Any Bids received later than the time specified will be rejected and returned unopened to the Bidder.

Prospective Bidders may obtain the Bid Documents by email, thavel@tetoncountywy.gov, by contacting Teton County Road & Levee Department, 307-733-7190, or through Public Purchase, www.publicpurchase.com. No deposit will be required. Questions regarding obtaining a set of the Bid Documents shall be directed to the Teton County Road & Levee Department at 307-733-7190.

In accordance with Wyoming Statutes, a five percent (5%) bid preference will apply to bids from Wyoming Resident Contractors and all bidders shall comply with the “Preference for State Laborers / Wyoming Preference Act of 1971”.

The Owner reserves the right to reject any or all Proposals and to waive informalities and irregularities in Proposals.

END OF INVITATION
Publish: 05/21, 05/28, 06/04/25

INVITATION FOR BIDS
2025-26 AND 2026-27 ALTA, WY AREA WINTER SAND PROJECT
PROJECT NO. 4-26-M
TETON COUNTY, WYOMING

Invitation for Bids to furnish and deliver WYDOT Maintenance Stockpiles Type C sand for winter road maintenance use by Teton County, for Alta, Wyoming area snow removal contracts over a two (2) year period. This Bid will be for the cost of sand and delivery in both the fall of 2025 and 2026, delivered to one (1) location on Cemetery Road in Driggs, Idaho. Contract will also include mixing Owner furnished Ice Slicer with the processed sand prior to haul.

Notice is hereby given that Teton County, Wyoming, hereinafter referred to as the “Owner”, will be accepting sealed Bids for the 2025-26 and 2026-27 Alta, WY Area Winter Sand Project. The Bid Schedule and Wyoming Residency Certification (if applicable) will be received either in person at the Teton County Road & Levee Department office located at 3190 South Adams Canyon Drive, Jackson, Wyoming, submitted electronically through Public Purchase, or can be emailed to Tony Havel, Teton County Road & Levee Construction Coordinator, at thavel@tetoncountywy.gov, until 9:00 AM MDT on Wednesday, June 11, 2025, at which time the Bids received will be publicly opened and read aloud. For emailed Bids, Bidder shall phone Tony Havel at 307-732-8542 to confirm receipt of the emailed Bid. It is the responsibility of the Bidder to confirm the email was successfully received.

Any Bids received later than the time specified will be rejected and returned unopened to the Bidder.

Prospective Bidders may obtain the Bid Documents by email, thavel@tetoncountywy.gov, by contacting Teton County Road & Levee Department, 307-733-7190, or through Public Purchase, www.publicpurchase.com. No deposit will be required. Questions regarding obtaining a set of the Bid Documents shall be directed to the Teton County Road & Levee Department at

307-733-7190.

In accordance with Wyoming Statutes, a five percent (5%) bid preference will apply to bids from Wyoming Resident Contractors and all bidders shall comply with the “Preference for State Laborers / Wyoming Preference Act of 1971”.

The Owner reserves the right to reject any or all Proposals and to waive informalities and irregularities in Proposals.

END OF INVITATION
Publish: 05/21, 05/28, 06/04/25

INVITATION FOR BIDS
EQUIPMENT LIST AND HOURLY RATES
PROJECT NO. E-25/26-M
TETON COUNTY, WYOMING

Invitation for comprehensive Contractor’s equipment list and/or material list with rates, including any applicable fuel surcharge. Teton County, Wyoming is requesting interested Contractor’s to provide a list of equipment and/or materials available, with a brief description, and the hourly and tonnage rate for each item, including any applicable fuel surcharge. Contractor shall include their mailing address, physical address, business email address, contact phone numbers, and name of business owner and/or manager. The equipment list and/or material list will be valid July 1, 2025 through June 30, 2026.

Contractors interested in registering their equipment and/or materials for the 2025/2026 fiscal year shall email the above information to thavel@tetoncountywy.gov prior to 9:00 AM MDT on Wednesday, June 11, 2025. It is the responsibility of the Contractor to confirm the email was successfully received.

Questions regarding any of the requested information shall be directed to the Teton County Road & Levee Department at 307-733-7190.

END OF INVITATION
Publish: 05/21, 05/28, 06/04/25

Public Notice – Request for Qualifications

NOTICE IS HEREBY GIVEN that Teton County Parks and Recreation is requesting proposals from civil engineering and landscape architecture teams for park design services at Karns Meadow

Requests for Bid packages are available by contacting Max Moran at mmoran@tetoncountywy.gov Or at the publicpurchase.com
Proposals must be received on or before June 6th, 2025 at 3:00PM MDT
Publish: 05/21, 05/28/25

• PUBLIC NOTICE •

The Teton County Weed & Pest District Regular Monthly Board Meeting will be at noon on Tuesday, May 27 at the District Office: 7575 South Highway 89. The public is welcome. Questions please call 733-8419.
Publish: 05/21/25

NOTICE OF PUBLIC REVIEW
TETON COUNTY SCENIC PRESERVE TRUST BOARD MEETING
Tuesday,06/17/2025
Notice is hereby given that a Public Hearing will be held by the Teton County SCENIC PRESERVE TRUST BOARD for the purpose of considering the applications listed below pursuant to the Wyoming State Statutes, Sections 16-3-101, et. seq. 18-5-201, et. seq. and 18-5-301, et. seq. as applicable. The Public Hearing will be held in the Commissioners Meeting Room of the Teton County Administration Building at 200 S. Willow Street in Jackson, Wyoming on Tuesday, 06/17/2025, in their regular meeting which begins at 09:00 AM. Information regarding the applications listed below may be obtained from the Teton County Planning and Building Services Department, Monday through Friday, 8:00 AM to 5:00 PM, telephone 307-733-3959.

Applicant: Gyde Architects, c/o John Stennis
Permit No.: EAS2025-0001
Request: A request pursuant to the Teton County Open Space Resources Resolution for an amendment to be made to a Teton County Scenic Preserve Trust Conservation Easement. The request is to relocate a TCSPT approved “Barn Site” building envelope and to correct a second building envelope around an existing residence and garage.
Location: Lots 5 and 6 of the Fish Creek Subdivision with street addresses 120 & 125 S Buck Road in Wilson. The subdivision is located less than a mile from N Fall Creek Road. The lots are zoned Rural-2 and are within the High Tier of the Natural Resources Overlay. Fish Creek travels through the center of the two lots.
Publish: 05/21/25

• Public Notices •

NOTICE OF PUBLIC REVIEW
TETON COUNTY BOARD OF COUNTY COMMISSIONERS MEETING
Tuesday,06/17/2025
Notice is hereby given that a Public Hearing will be held by the Teton County BOARD OF COUNTY COMMISSIONERS for the purpose of considering the applications listed below pursuant to the Wyoming State Statutes, Sections 16-3-101, et. seq. 18-5-201, et. seq. and 18-5-301, et. seq. as applicable. The Public Hearing will be held in the Commissioners Meeting Room of the Teton County Administration Building at 200 S. Willow Street in Jackson, Wyoming on Tuesday,06/17/2025, in their regular meeting which begins at 09:00 AM. Information regarding the applications listed below may be obtained from the Teton County Planning and Building Services Department, Monday through Friday, 8:00 AM to 5:00 PM, telephone 307-733-3959.

Applicant: SJ Planning Solutions, c/o Susan Johnson
Permit No.: VAR2024-0003
Request: A Variance pursuant to Section 8.8.2. of the LDRs to vary the dimensional limitations of the Teton Village Master Plan to reduce the Landscape Surface Ratio (LSR) standards applicable to Walk Festival Hall in Teton Village Area I, being a proposed reduction to 16.9% where 18.7% is currently allowed. Location: The subject property, Lot 174, Pt. Lot 20, Jackson Hole Ski Corp. Addition, Fifth Filing, is located on and accessed from 3330 W Cody Lane, Teton Village, WY. The property is zoned Planned Resort (PR) with no Zoning Overlays.
Publish: 05/21/25

• CONTINUED PUBLICATIONS •

Project name Fire/EMS 2025 Light Rescue Truck
Invitation to Bid

Teton County Jackson Hole Fire/EMS is requesting Bids for a Light Rescue Truck.

Invitation to Bid packages may be obtained online at the Public Purchase website. The bid id is 200942. Vendors must complete the free registration on the Public Purchase site. Assistance with registration can be obtained at http://www.tetoncountywy.gov/1951/Purchasing. Proposals are to be submitted on that same website. Proposals will be due on or before 5:00pm MST on June 5, 2025 and opened upon release immediately thereafter at the Jackson Hole Fire/EMS Administration Building at 40 East Pearl Avenue, Jackson, WY 83001.

Teton County reserves the right to reject all proposals and to waive informalities and irregularities in proposals. Questions are to be posted on the Public Purchase website. All questions and answers will be available to all bidders.
Publish: 05/14, 05/21/25

Invitation to Bid

Fire/EMS SCBA Upgrade
Teton County
Jackson, Wyoming

Jackson Hole Fire/EMS located in Teton County, WY is soliciting formal bids for the purchase and delivery of Scott Self-Contained Breathing Apparatus (SCBA) components. The combination of new Scott Air-Pak X3 Pro 2018 edition SCBA, new RIT-PAK III, 2018 upgrade kits and flow testing will bring all SCBA and RIT packs up to the 2018 edition of NFPA. Quantity and parts are listed in the Invitation to Bid Form on Public Purchase.

The Invitation to Bid Form may be obtained online at the Public Purchase website, http://www.publicpurchase.com. The bid ID is #201007 and the Vendors must complete the free registration on the Public Purchase site. Instructions for submittals are available on the Teton County website at Departments/General Services/Purchasing at http://www.tetoncountywy.gov/1951/Purchasing. Proposals are to be submitted on that same website. Proposals will be opened upon release by Public Purchase immediately after closing at the Jackson Hole Fire/EMS Administrative Office at 40 East Pearl Avenue, Jackson, WY, 83001.

Teton County reserves the right to reject all proposals and to waive informalities and irregularities in proposals.

Questions are to be posted on the Public Purchase website. All questions and answers will be available to all bidders.
Publish: 05/14, 05/21/25

NOTICE OF INTENT TO ADOPT FEE SCHEDULE FOR TETON COUNTY SEPTIC PERMITS, GRADING AND EROSION CONTROL PERMITS, WORK IN LIVE WATERBODY PERMITS, BRIDGE PERMITS, RIGHT OF WAY PERMITS, DRIVEWAY ACCESS PERMITS, FLOODPLAIN PERMITS

Notice is hereby given pursuant to Wyoming Statute §16-3-103 that the Teton County Board of County Commissioners intends to consider the adoption a fee schedule for Septic Permits, Grading and Erosion Control Permits, Work in Live Waterbody Permits, Bridge Permits, Right of Way Permits, Driveway Access Permits and Floodplain Permits. All interested parties may obtain a copy of the proposed fees at the Office of the County Clerk, 200 S. Willow St., Jackson, WY or at the County Engineer's Offices located at 320 S. King St., Jackson, WY, or online at www.tetoncountywy.gov/1935/Public-Comment. A hearing to take testimony on the proposed rules shall be held on July 15, 2025 at 9:00 a.m. during the regular meeting of the Teton County Board of County Commissioner Meeting at 200 S. Willow St., Jackson, Wyoming. Written comments may also be submitted to the Teton County Director of Public Works, P.O. Box 3594, Jackson, WY 83001 or at hoverholser@tetoncountywy.gov prior to July 11, 2025.

Maureen E. Murphy
Teton County Clerk
Publish: 05/14, 05/21/25

TOWN OF JACKSON NOTICES

• OFFICIAL PROCEEDINGS •

JOINT PROCEEDINGS – UNAPPROVED
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING
MAY 8, 2025 JACKSON, WYOMING
The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint meeting (JM) at 9:00 a.m. in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present: TOWN COUNCIL: Mayor Arne Jorgensen, Jonathan Schechter, Devon Viehman, Kevin Regan, and Alyson Spery. COUNTY COMMISSIONERS: Chairman Mark Newcomb, Wes Gardner, Luther Propst, Natalia Macker, and Len Carlman. 90 Virginian Ln. Development. April Norton made staff comment. Shannon Baker commented on behalf of Pennrose. There was no public comment. Council and Commission held discussion with staff. On behalf of the County, a motion was made by Wes Gardner and seconded by Mark Newcomb to direct and authorize the Jackson Teton County Housing Authority to enter into a cost-sharing agreement for Schematic Design for 90 Virginian Lane for an amount not to exceed \$250,000, which shall be matched dollar-for-dollar by Pennrose LLC. The Schematic Design with surface parking only shall include traffic-calming measures to enhance safety for pedestrians and cyclists within the development and allow for incremental parking implementation, including a potential parking reduction, should the demand warrant. A friendly amendment was proposed by Luther Propst to add creative parking solutions including but not limited to increasing tuck under parking higher than 16%, semi-structured parking, and unbundling parking beyond one parking space per unit should be actively investigated and reported on. Wes Gardner and Mark Newcomb consented to the friendly amendment. Chair Newcomb called for the vote. The vote showed all in favor. The motion carried. On behalf of the Town, a motion was made by Kevin Regan and seconded by Jonathan Schechter to direct and authorize the Jackson Teton County Housing Authority to enter into a cost-sharing agreement for Schematic Design for 90 Virginian Lane for an amount not to exceed \$250,000, which shall be matched dollar-for-dollar by Pennrose LLC. The Schematic Design with surface parking only shall include traffic-calming measures to enhance safety for pedestrians and cyclists within the development and allow for incremental parking implementation, including a potential parking reduction, should the demand warrant. Additionally, creative parking solutions including but not limited to increasing tuck under parking higher than 16%, semi-structured parking, and unbundling parking beyond one parking space per unit should be actively investigated and reported on. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Devon Viehman to direct and authorize the Teton County Housing Authority to extend the Development Agreement timeline in the Ground Lease Option Agreement to September 30, 2025. A friendly amendment was made to specify that it is the Jackson Teton County Housing Authority. The Jonathan Schechter and Devon Veihman consented to the friendly amendment. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. On behalf of the County, a motion was made by Natalia Macker and seconded by Len Carlman to direct and authorize the Jackson Teton County Housing Authority to extend the Development Agreement timeline in the Ground Lease Option Agreement to September 30, 2025. Chair Newcomb called for the vote. The vote showed all in favor. The motion carried. Tyler Sinclair made staff comment. Discussion continued. A motion was made by Luther Propst and seconded by Len Carlman to direct staff to engage non-profit partners to actively identify, pursue and report back upon additional non-local government funding sources, such as grants and philanthropy. Chair Newcomb called for the vote. The vote showed all in favor. The motion carried. A motion was made by Devon Viehman to direct staff to engage non-profit partners to actively identify, pursue and report back upon additional non-local government funding sources, such as grants and philanthropy. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Adjourn – County Only. On behalf of the County, a motion was made by Natalia Macker and seconded by Wes Gardner to adjourn. Chairman Necomb called for the vote. The vote showed all in favor. The motion carried for the County. The meeting adjourned at 11:00 a.m. for the County. Council recessed at 11:00 a.m. and reconvened at 11:17 a.m. Discussion of the 90 Virginian Ln. Development continued. Tyler Sinclair made staff comment. Shannon Baker made comments on behalf of Pennrose. No motions were made. Adjourn – Town Only. On behalf of the Town, a motion was made by Devon Viehman and seconded by Jonathan Schechter to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried for the Town. The meeting adjourned at 11:33 a.m. for the Town.
Publish: 05/21/25

• LIQUOR LICENSES •

PUBLIC NOTICE: Notice of Application to Transfer Ownership of a Restaurant Liquor License.
Notice is hereby given that the applicant whose name is set forth below filed application to transfer the Ownership of a Restaurant Liquor License in the Office of the Town Clerk of the Town of Jackson, Teton County, Wyoming. The date of filing, name of the said applicant, and description of the place or premises which the applicant desires to use are as follows: Date Filed: May 2, 2025. Applicant: New Chinatown Restaurant WY LLC. From Licensee: Chinatown Lee Inc. To Licensee: New Chinatown Restaurant WY LLC dba New Chinatown Restaurant: 850 W. Broadway, Suite A Jackson, WY 83001. Protest, if any there be, against the transfer of the above license will be heard at the hour of 6:00 pm or as soon thereafter as the matter can be heard, on the 2nd of June 2025 before the Town Council of the Town of Jackson, Teton County, Wyoming, in the Council Chambers of the Town Hall at 150 East Pearl. Dated this May 5, 2025. L. Lenamond, Internal Services Specialist
Publish: 05/21, 05/28/25

GENERAL PUBLIC NOTICES

• ESTATE PROBATE •

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT

OF THE STATE OF WYOMING IN AND FOR TETON COUNTY

Docket No. 2025-CV-0019293

In the Matter of the Estate of)
)
KENNETH E. FAIT,)
)
Deceased.)

NOTICE OF PROBATE OF ESTATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that on the 7th day of May, 2025, the Last Will and Testament of Kenneth E. Fait was admitted to probate by the above-named Court, and that Kenneth M. Fait and Jennifer Fait Perry were appointed as Co-Personal Representatives 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 c/o Long Reimer Winegar LLP, P.O. Box 3070, Jackson, Wyoming 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.

Kenneth M. Fait
Jennifer Fait Perry
CO-PERSONAL REPRESENTATIVES

ATTORNEYS FOR ESTATE
Christoher M. Reimer
Thomas L. Hartnett
Long Reimer Winegar LLP
P.O. Box 3070
Jackson, WY 83001
(307) 734-1908
Publish: 05/21, 05/28, 06/04/25

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT

OF THE STATE OF WYOMING IN AND FOR TETON COUNTY

Docket No. 2025-CV-0019288

In the Matter of the Estate of)
)
HAROLD ALFRED KROEGER, JR., aka)
HAL A. KROEGER, JR., aka)
HAL A. KROEGER,)
)
Deceased.)

NOTICE OF PROBATE OF ESTATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that on the 7th day of May, 2025 the estate of Harold Alfred Kroeger, Jr. was admitted to probate by the above-named Court, and that George F. Kroeger and Frontier Directed Fiduciary Services LLC were appointed Co-Administrators thereof.

Notice is further given that all persons indebted to said decedent or to said estate are requested to make immediate payment to the undersigned c/o Long Reimer Winegar LLP, 2120 Carey Avenue, Suite 300, Cheyenne, Wyoming 82001.

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.

George F. Kroeger and
Frontier Directed Fiduciary Services LLC,
CO-ADMINISTRATORS

ATTORNEY FOR ESTATE:
Brienne K. Sherman
Long Reimer Winegar LLP
P.O. Box 87
Cheyenne, WY 82003-0087
(307) 635-0710
Publish: 05/21, 05/28, 06/04/25

• REQUEST FOR BIDS •

INVITATION FOR BID

The Jackson Hole Airport will be accepting sealed bids for the purchase of the following new vehicle in a current model: One (1) 12-15 Passenger Van. Sealed bids will be accepted by the Jackson Hole Airport Board until 3:00 pm on Wednesday, June 4th, 2025. Bids will be opened on June 4th, 2025 at 3:05 pm in the Jackson Hole Airport Board Room. For detailed specifications and the bid package, please contact Anna Valsing, Administration Manager, at 307-733-7695 or by e-mail at anna.

valsing@jhairport.org.
Publish: 05/21, 05/28/25

• PUBLIC NOTICE •

PUBLIC NOTICE
ELK REFUGE SEWER DISTRICT (ERSD)
FISCAL YEAR BUDGET HEARING 2024-2025
The Elk Refuge Sewer District Board of Commissioners will hold a public hearing to review and adopt the proposed fiscal year budget. Members of the public are invited to attend and provide input.
DATE: Wednesday, May 28, 2024
TIME: 1:00 PM – 2:00 PM (Mountain Time)
LOCATION: Virtual via Google Meet
JOINING INSTRUCTIONS:
• Video Call Link: <https://meet.google.com/jjr-avva-xuh>
• Phone: Dial (US) +1 321-529-7487 | PIN: 652 239 635#
• Additional phone numbers: <https://tel.meet/jjr-avva-xuh?pin=3353428728886>
The proposed budget will be available for public review prior to the hearing. For copies or inquiries, contact the ERSD office at Monay Olson, monay@theshinegroup.net (307) 699-4707.

Public participation is encouraged. Accommodations for individuals with disabilities are available upon request; please contact the District at least 48 hours in advance.
Publish: 05/21/25

• CONTINUED PUBLICATIONS •

2006 Pontiac Grand Prix
Vin# 2G2WP552061296216
Owed: \$9363.75

2011 BMW 3 Series
Vin# WBAKG7C58BE598782
Owed: \$8077.20

2010 Lexus RX 350
Vin# 2T2BK1BA2AC054854
Owed: \$8103.60

2011 Chevrolet Equinox
Vin# 2CNFLNECXB6217112
Owed: \$6053.00

2007 GMC Yukon XL
Vin# 1GKFK66837J282597
Owed: \$10,399.40

2002 Hyundai Elantra
Vin# KMHDN45D52U457156
Owed: \$5867.00

2008 Toyota Tundra
Vin# 5TBBT54178S460872
Owed: \$8220.75

2006 Chevrolet Trailblazer
Vin# 1GNDDT13S462157854
Owed: \$7984.60
Publish: 05/14, 05/21/25

FORECLOSURE SALE NOTICE
(For Publication)

WHEREAS NOTICE IS HERBY GIVEN that a default in the payment under the terms of a secured and perfected Note has occurred. The Note is secured by a Mortgage dated October 9, 2021 and recorded on October 28, 2021 at REC # 1027235 in the records of Teton County, Wyoming from William S. Batchelder and Joan L. Batchelder, trustees of the William S. & Joan L. Batchelder Joint Trust, a/k/a the WJBJ Trust, dated June 19, 1999, as amended April 24, 2017, and any amendments thereto, to Mortgage Electronic Registration Systems, Inc. as mortgagee, as nominee for loanDepot.com, LLC for the amount of \$595,512.00. The Mortgage having been assigned to and now in possession of loanDepot.com, LLC, through an assignment recorded on November 26, 2024 at REC# 1093963 in the records of Teton County, Wyoming.

WHEREAS the Mortgage contains a power of sale, which by reason of the default that has occurred, the Mortgagee has declared to become operative, and no suit or proceeding has been instituted to recover the debt secured by the Mortgage, or any part thereof, nor has any suit or proceeding instituted and the same discontinued and:

WHEREAS written Notice of Intent to Foreclose by Sale and Advertisement has been served upon the record owner and party in possession of the mortgaged premises at least ten (10) days prior to commencement of the publication, and the amount due upon the Mortgage at the date of first publica-

tion of this notice of sale being the estimated total sum of \$608,464.70 which consists of the unpaid principal balance of \$570,695.46, plus outstanding charges, attorney fees, costs expected, accruing interest and late charges after the date of first publication of this notice.

WHEREAS this 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.

NOW, THEREFORE loanDepot.com, LLC as Mortgagee, will have the Mortgage foreclosed as by law provided by having the mortgaged property sold at public venue by the Sheriff or Deputy Sheriff in and for Teton County, Wyoming to the highest bidder for cash on May 29, 2025 at 10:00 AM at the front door of the Teton County Courthouse located at 180 South King Street, Jackson, Wyoming 83001. For application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to wit:

LOT 1 OF THE HIBBERT SUBDIVISION, TETON COUNTY, WYOMING, ACCORDING TO THAT PLAT RECORDED IN THE OFFICE OF THE TETON COUNTY CLERK ON JUNE 11, 1985 AS PLAT NO. 589.

With an address of 3050 Stateline Road, Alta, Wyoming 83414. Together with all improvements thereon situated and all fixtures and appurtenances, thereto.

loanDepot.com, LLC
Scott D. Toebben, Wyoming State Bar No. 7-5690
Aricyn J. Dall, Wyoming State Bar No: 7-6499
Randall S. Miller & Associates, P.C. - CO
216 16th Street, Suite 1210
Denver, CO 80202
Phone: 720-259-6710
wyoing@rsmalaw.com
Publish: 04/30, 05/07, 05/14, 05/21/25

Land Patent claim is being made in Teton County, Wyoming, S34, T41N, R116W, 6th Principal Meridian.
<https://landpatentannouncements.info/biolchinijr/>
Publish: 03/26, 04/02, 04/09, 04/16, 04/23, 04/30, 05/07, 05/14, 05/21/25



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