

# Legals

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**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING  
AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO  
818 RED LADY AVENUE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 29, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Gunnison Watershed School District** to construct an accessory building on the northwest elevation of the existing school located at 818 Red Lady Avenue in the P Zone.

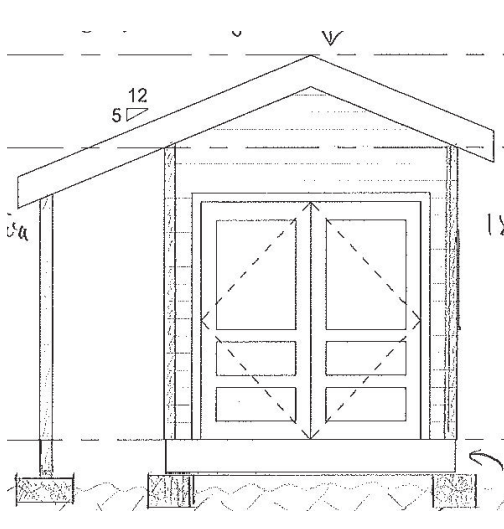
Additional requirements:

- Architectural approval is required.

(See attached drawing)

TOWN OF CRESTED BUTTE

By Jessie Earley, Building Department Assistant



Published in the *Crested Butte News*. Issues of March 18 and 25, 2016. #031806

**—NOTICE OF SPECIAL MEETING—  
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO**

PLEASE TAKE NOTICE THAT a special BOZAR meeting will be held on March 24, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

6:00 p.m. - A recommendation to the Town Council regarding the application by **Sixth Street Station LLC** to rezone the property located at Block 1, Lots 1-5 and 28-32 and Block 12, Lots 1-5 and 28-32, from the B-2 zone to the Tourist zone.

7:00 p.m. - A presentation by the **Crested Butte Center for the Arts** for the purpose of receiving informal input from the Board regarding changes proposed from recent plans to the Center for the Arts site plan and structure proposed for the Crested Butte Town Park, blocks 50 and 51.

TOWN OF CRESTED BUTTE

By Jessie Earley, Building Dept. Assistant

Published in the *Crested Butte News*. Issues of March 18 and 25, 2016. #031807

**—CERTIFICATE NO. 20100366—  
NOTICE OF PURCHASE OF REAL ESTATE TAX LIEN AT SALE AND OF  
APPLICATION FOR ISSUANCE OF TREASURER'S DEED  
TO WHOM IT MAY CONCERN AND MORE ESPECIALLY TO  
HILDA A SETTLE, LADONNA MCLAIN**

You and each of you are hereby notified that on the 21st day of October, 2010, the then County Treasurer of the County of Gunnison, State of Colorado, sold at public sale to LaDonna McLain the following described real estate, situate in said county of Gunnison, viz: NATIVE SILVER NO 2, #1537 QUARTZ CREEK M.D. SEC 25 51N4E B298 P32 Said sale being made to satisfy the delinquent taxes assessed against said property for the year 2009. Tax sale lien certificate of purchase number

20100366 was issued to LaDonna McLain by said County Treasurer. That subsequent taxes upon said property were paid by the holder of said tax sale lien certificate of purchase. The valuation of said property for the year 2009 was a total \$ 12,910.00 That at the time of said valuation and said sale, said property was taxed in the name(s) of Hilda A Settle. That the present holder of said tax sale lien certificate of purchase has made application to me for a treasurer's tax deed to said property.

That a treasurer's tax deed will be issued for said real estate to LaDonna McLain after 4:00 p.m. on July 11, 2016 unless the same has been redeemed from said sale for taxes, as provided by law. Witness my hand and seal this 25<sup>th</sup> day of March, 2016  
Treasurer of Gunnison County  
Debbie Dunbar

Published in the *Crested Butte News*. Issues of March 25, April 1 and 8, 2016. #032501

**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO  
824 ELK AVENUE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 29, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Kirsten M. Fraser and Benjamin R. Oldread** to construct a single family residence to be

located at 824 Elk Avenue, Block 68, Tract 2 in the R1E zone.

Additional requirements:

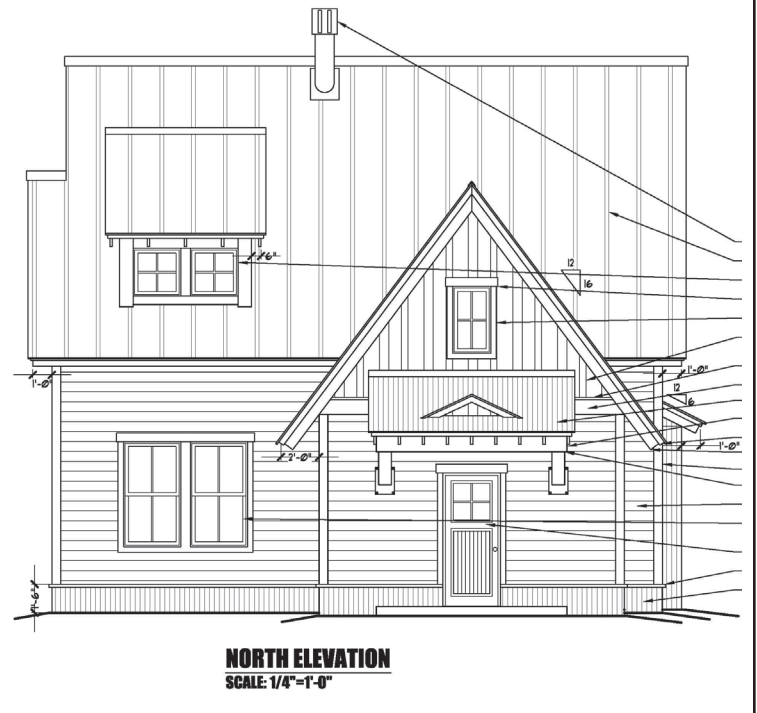
- Architectural approval is required.

(See attached drawing)

TOWN OF CRESTED BUTTE

By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of March 18 and 25, 2016. #031808



**NORTH ELEVATION  
SCALE: 1/4"=1'-0"**

**—LEGAL—**  
**PLEASE TAKE NOTICE**, that Ordinance No. 2, Series 2016, was passed on second reading and public hearing at a regular meeting of the Town Council of the Town of Crested Butte, Colorado, on Monday, the 21st day of March, 2016 in the Town Offices at 507 Maroon Avenue, Crested Butte, Colorado: Ordinance No. 2, Series 2016 – An Ordinance of the Crested Butte Town Council Adopting Changes and Additions to the 2016 Budget and Appropriations Relative to the General Fund, and General Capital Fund.

The full text of Ordinance No. 2, Series 2016 is on file at the Town Offices at 507 Maroon Avenue and will be available on the Town website at townofcrestedbutte.com for public reading. This ordinance shall become effective five days after the date of publication.  
**TOWN OF CRESTED BUTTE, COLORADO**  
/s/ Lynelle Stanford, Town Clerk

Published in the *Crested Butte News*. Issue of March 25, 2016. #032502

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**—COMBINED NOTICE - PUBLICATION—  
CRS §38-38-103 FORECLOSURE SALE NO. 2016-001**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On January 7, 2016, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Gunnison records.

Original Grantor(s)  
DEBORAH J. POWELL  
Original Beneficiary(ies)  
SUNSET LENDING, INC.  
Current Holder of Evidence of Debt  
COLONIAL NATIONAL MORTGAGE,  
A DIVISION OF COLONIAL SAVINGS,  
F.A.

Date of Deed of Trust

July 01, 2003

County of Recording

Gunnison

Recording Date of Deed of Trust

July 03, 2003

Recording Information (Reception No. and/or Book/Page No.)

532281

Original Principal Amount \$180,000.00  
Outstanding Principal Balance \$140,467.71  
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof. **THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. LOT 1, FENSKO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1996, BEARING RECEPTION NO. 468164, COUNTY OF GUNNISON, STATE OF COLORADO. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST. NOTICE OF SALE**  
The current holder of the Evidence of

Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 05/04/2016, at Treasurer's Office, 221 N. Wisconsin, Suite T, Gunnison, CO 81230, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

**IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;**

**IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.**  
Colorado Attorney General  
1300 Broadway, 10th Floor  
Denver, Colorado 80203  
(800) 222-4444  
www.coloradoattorneygeneral.gov  
Federal Consumer Financial Protection Bureau  
P.O. Box 4503  
Iowa City, Iowa 52244  
(855) 411-2372  
www.consumerfinance.gov

DATE: 01/07/2016  
Debbie Dunbar, Public Trustee in and for the County of Gunnison, State of Colorado  
/s/ Teresa Brown  
By: Teresa Brown, Deputy Public Trustee  
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Lynn M. Janeway #15592  
Elizabeth S. Marcus #16092  
Kelly Murdock #46915  
David R. Doughty #40042  
Alison L. Berry #34531  
Sheila J. Finn #36637  
Eve M. Grina #43658  
Nicholas H. Santarelli #46592  
Janeway Law Firm, P.C. 9800 S. MERIDIAN, SUITE 400, ENGLEWOOD, CO 80112 (303) 706-9990

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deadline is tuesday at noon • legals@crestedbuttenews.com • 970.349.0500 ext. 112