

Legals

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**—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2023-005**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 19, 2023, 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) JOHN H WELCH AKA JOHN HARLAN WELCH
Original Beneficiary(ies) BANK OF AMERICA, N.A.
Current Holder of Evidence of Debt WELLS FARGO BANK, N.A., as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-5

Date of Deed of Trust April 12, 2007
County of Recording Gunnison
Recording Date of Deed of Trust April 17, 2007
Recording Information (Reception No. and/or Book/Page No.) 574477
Re-Recording Date of Deed of Trust April 22, 2008
Re-Recording Information (Reception No. and/or Book/Page No.) 583478
Original Principal Amount \$400,000.00
Outstanding Principal Balance \$312,754.32

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.
SEE ATTACHED LEGAL DESCRIPTION.
Purported common address: 1416 West Gunnison, Gunnison, CO 81230.
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, 11/15/2023, 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.

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Last Publication 10/27/2023
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**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;
DATE: 07/19/2023**

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:

Alison L. Berry #34531 N. April Winecki #34861 David R. Doughty #40042 Lynn M. Janeway #15592
Janeway Law Firm, P.C. 9540 Maroon Circle, Suite 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 22-029140

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
©Public Trustees' Association of Colorado Revised 1/2015

Exhibit A
The North 1/2 of Lots 1 through 5, both inclusive, Block 119, City of Gunnison, according to the official Amended Plat of TOWN OF WEST GUNNISON,

TOGETHER WITH an access easement over the following described property to the non vacated portion of Gunnison Avenue:

The West 15 feet of the South 1/2 of Lot 5, the West 15 feet of Lots 6 through 12, both inclusive, and the North 15 feet of the South 1/2 of Lots 1 through 5, both inclusive, and the West 15 feet of the East-West alley between said Lots 5 and 6, all in Block 119, WEST GUNNISON AMENDED, and the West 15 feet of that portion of the North 30 feet of vacated Gunnison Avenue adjacent to Lot 12 on the South.

County of Gunnison,
State of Colorado.

Published in the *Crested Butte News*. Issues of September 29, October 6, 13, 20 and 27, 2023. #092902



**—CB SOUTH P.O.A. BOARD MEETING NOTICE & AGENDA—
WEDNESDAY, NOVEMBER 15, 2023 ~ 6:00 P.M.
P.O.A. BOARD MEETING AGENDA
CB SOUTH POA, 61 TEOCALLI ROAD**

Join the meeting:
Zoom: <https://us02web.zoom.us/j/85147198741> or email staff@cbsouth.net for a Zoom invitation
Questions about this Agenda/Meeting can be directed to 349-1162 or staff@cbsouth.net

This agenda can also be viewed on-line at www.cbsouth.net
6:00 PM Call to Order
6:05 PM Public Comment
6:10 PM Approval of October 18, 2023, BOD Minutes
6:15 PM Continuation of Block 6 Subdivision Discussion
6:25 PM Discussion of Strategic Plan
6:45 PM Approval of 2024 Budget
6:55 PM Manager's Report
7:20 PM Subcommittee Updates
7:55 PM Approve December Board of Directors Meeting Date
8:00 PM Adjourn

Subcommittees: The Commercial Area Subcommittee meets monthly on the first Tuesday at 8:00 am. The Short-term Rental Subcommittee meets monthly on the first Wednesday at 4:30 pm. The Parks Subcommittee meets monthly on the third Tuesday at 8:00 am.

ADA Accommodations: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Association Manager prior to the day of the hearing.

Agenda Items: All times are estimates. Please allow for earlier discussion. Please show up at least 20 minutes prior to the listed times.

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970.349.0500 ext. 105

deadline tuesday at noon

**—GUNNISON WATERSHED SCHOOL DISTRICT—
WORK SESSION AGENDA
OCTOBER 30, 2023 ~ 5:30 P.M.
LAKE CONFERENCE ROOM**

This meeting will be conducted in person and by distance using the video conferencing platform ZOOM. Please check the GWSD website for further instructions.

Work Session discussion items:
1. Discuss bullying and restorative practices with principals and assistant principals
2. Unified Improvement Plans-presentation schedule
3. Board member reflections regarding school board effectiveness

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Classifieds

classifieds@crestedbuttenews.com • 970.349.0500, ext. 105 • www.crestedbuttenews.com • deadline tuesday at noon

FOR RENT

NICELY FURNISHED 3 bdrm/3.5 bath home close to Town of CB, Nordic Center; 3 miles to Mt. CB and Resort. 2 stall attached garage, W/D, wi-fi, driveway snow plowing included. NO smokers, NO pets; 2 adults or family. \$4,000 + electric. Available November 15+ - April 15+ 2024 per lease. TEXT only 970-209-4895. (11/3/53).

DOWNTOWN CRESTED BUTTE HOME: 2BD/2BA single-family with a large basement and bathroom for rent available immediately for long-term rental (12 mo. lease ideal). Two Blocks from Elk Avenue and steps from the bus stop. Private parking on the property. Fully furnished. No smoking. Asking \$3500/mo. which includes utilities, wi-fi, water, trash, and sewage. Email kvn-imm@gmail.com. (10/27/58).

STUDIO CONDO AT SKYLAND LODGE: Fully furnished. Plush! NS/NP. Refs. \$1,300/month, Nov. 1 thru 5/15 or 5/31, depending on renter's preference. Call Roger 303-588-3678. (10/27/26).

4+ BDRM/4 BATH with single car garage: Unfurnished Mt. CB home available for the winter season. Located on Paradise Road, offers great mountain views. \$4,200/month + utilities. NP/NS. Available for a 6-month lease starting November 1. For photos and to apply visit www.crestedbuttelodging.com/long-term-rentals. (11/10/45).

FOR RENT

MID-TERM 2BD/2BA with potential for 3/3 or office. Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available Dec. 1 - Jan. 31, possibly part of November. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 30-60 day rental preferred. 970-713-0977, www.CrestedButteSouthVacation.com. (10/27/53).

IN TOWN OF CRESTED BUTTE: 1BD/1BA, 6 month lease, electric heat. Great location in small complex. One off-street parking spot, west end of town. One block to bus stop. Quiet location, party animals need not apply. Perfect for one person or one couple max. First, last, security, \$1800. Call or text 970-275-0346 if interested. (11/3/55).

FOR RENT IN GUNNISON: Brand new 3 bedroom/2.5 bath townhomes for rent. 427 South Boulevard Ave. No pets. No smoking. First, last and security deposit. Previous rental references required. Available November 1st. \$3250. Please call 970-901-1798. (10/27/37).

FOR RENT

BUCKHORN TOWNHOME: This Brand New Build is an unfurnished 1,144 sq.ft. townhome, 3 bed/2 bath, 2 car garage with a backyard. Vaulted ceilings upstairs with plenty of windows throughout to let the light in. Available November 1st! \$3975/month + utilities with a 1 year lease. Visit www.crestedbuttelodging.com for photos and to submit an application. (11/3/55).

3 BEDROOM/2 BATH modern townhouse in CB South with garage, \$3,400/mo. + gas and electric. Call/Text Ryan Jordi, Owner Broker 970-596-1906. (10/27/23).

2 LARGE BEDROOM APARTMENTS for rent, approx. 1700 sq.ft. Bus stop out front. Available 11/01/23, 16 6th Street, Crested Butte. Call 573-437-4125. (10/27/37).

LET US HELP YOU TAKE CARE OF YOUR PROPERTY: Crested Butte Lodging offers hassle free, full services for long term and short term rentals. Inquire with our office for more information. Call 970-349-2449 or email reservations@crestedbuttelodging.com. (10/27/37).

FOR RENT

FOR RENT IN DOWNTOWN CB Looking for 1-2 roommates, 1 bedroom furnished, 1 not. Different sizes. \$1200/1000 includes all utilities. W/D, NS, NP. To view or apply go to whatsnextfromcb@me.com. (10/27/32).

ROOM FOR RENT IN CBS: Thru May 1, 2024. \$1300/month includes utilities. First and security of \$1000. Three houses from the bus stop, references required, place of employment. No smoking, no pets, owner has two cats. Call 970-209-8408. (10/27/39).

CENTRALLY LOCATED LUXURY HOME FOR RENT: 4 BD/4.5 BA fully furnished ideally situated between Crested Butte and Mt. Crested Butte. Washer/Dryer. Large rooms. Sleeps up to 8 people. No pets. No smoking. Available December 2023 through May 2024, 6 months minimum. Email ltmic1@yahoo.com for additional information. (10/27/49).

BRAND NEW TOWNHOME IN CB SOUTH: 3BD/2.5 bathroom, 2 car attached/tandem garage, heated storage, in-floor heat, unfurnished. NP/NS. \$4,000/mo. includes water/sewer. Call/Text: 970-901-2922. (10/27/29).

AMAZING FULLY FURNISHED 3BD/2BA HOME: Downtown CB for rent. Six month rental starting Oct. 15th. \$4500/mo. plus utilities. Some off-street parking and great yard. Open to inquiries. Contact: cbhome-rentals@yahoo.com. (10/27/32).

VACATION RENTALS

2255WILD.CAT.COM Crested Butte's Premier 5-Star Luxury Vacation Rental with 36 acres, Epic Views, 5 Bedroom/5 Bath, 13 beds, 5,112 sq.ft. Open concept with 25 foot ceilings and modern mountain architecture. Visit 2255wildcat.com or call Jordan 817-733-6947. (10/27/37).

MID-TERM 2BD/2BA with potential for 3/3 or office. Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available Dec. 1 - Jan. 31, possibly part of November. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 30-60 day rental preferred. 970-713-0977, www.CrestedButteSouthVacation.com. (10/27/53).

COMMERCIAL RENTALS

OFFICE SPACE FOR RENT: 250 sq.ft. office space located on the 2nd floor of Silver Queen building located at 115 Elk Avenue. \$1,100 per month. Available ASAP. Call 970-349-7550 for details. (10/27/31).

OFFICE SPACE avail Aug. 1. \$825 for 315 sq.ft. upstairs at 301 Bellevue, Unit 6C. All utilities except internet included. Shared bathroom, deck and common area. Year lease. Contact Kerry 970-275-8677 or email cbsouthkerry@gmail.com. (10/27/35).

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