

# Legals

legals@crestedbuttenews.com • phone: 970.349.0500 ext. 105 • www.crestedbuttenews.com

District Court, Gunnison County, Colorado Court Address: 200 E. Virginia Ave. Gunnison, Colorado 81230	
<b>Plaintiff:</b> WOOD CREEK CONDOMINIUMS OWNERS' ASSOCIATION, INC., a Colorado nonprofit corporation	
<b>v.</b>	
<b>Defendant:</b> CHRISTOPHER B. GROTE	<b>▲ COURT USE ONLY ▲</b>
	Case Number: 2023CV30045
	Div.: ___ Ctrm.: _____

**SHERIFF'S COMBINED NOTICE OF SALE AND RIGHTS TO CURE AND REDEEM**

Under a Judgment and Decree of Foreclosure entered December 12, 2023, in the above-entitled action, I am ordered to sell certain real property, as follows:

Original Grantor	Christopher B. Grote
Original Beneficiary	Wood Creek Condominiums Owners' Association, Inc.
Current Holder of the evidence of debt secured by the condominium association lien	Wood Creek Condominiums Owners' Association, Inc.
Date of Condominium Declaration	June 11, 1980
Date of Recording of Condominium Declaration	June 13, 1980
County of Recording	Gunnison County, Colorado
Recording Information	Reception No. 350618
Original Principal Balance of the secured indebtedness	Not applicable
Outstanding Principal Balance of the secured indebtedness as of December 19, 2023	\$18,968.93
Amount of Judgment entered 12/12/2023	\$17,801.68
Description of property to be foreclosed	UNIT A303, WOOD CREEK CONDOMINIUMS, according to the Condominium Map thereof bearing Reception No. 350617 and the Condominium Declaration pertaining thereto dated June 11, 1980 and recorded June 13, 1980 at Reception No. 350618, Town of Mt. Crested Butte, County of Gunnison, State of Colorado; a/k/a 400 Gothic Rd., Unit #A303, Mt. Crested Butte, CO 81225

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE CONDOMINIUM ASSOCIATION.

**THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.**

The covenants of said Condominium Declaration have been violated as follows: failure to make payments on condominium association assessments when the same were due and owing, and the legal holder of the indebtedness has declared the same immediately fully due and payable.

**NOTICE OF SALE**

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on Tuesday February 13, 2024, in the Office of the Gunnison County Sheriff, Civil Division, 510 W. Bidwell Ave., Gunnison, Colorado 81230, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: December 28, 2023  
Last Publication: January 25, 2024  
Name of Publication: Crested Butte News

**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.**

**NOTICE OF RIGHTS**

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED.

The name, address, and business telephone number of the attorney representing the holder of the evidence of debt is as follows: Michael O'Loughlin, Atty Reg. No. 38134, Schumacher & O'Loughlin, LLC, 232 W. Tomichi Ave., Suite 204, Gunnison, Colorado 81230, (970) 641-4900.

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

This Sheriff's Notice of Sale is signed December 20, 2023.  
ADAM MURDIE, Sheriff, Gunnison County, Colorado  
By /s/ Adam W. Murdie

Published in the *Crested Butte News*. Issues of December 29, January 5, 12, 19 and 26, 2023. #122903

**—NOTICE OF APPEAL—**

**CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
CB SOUTH POA OFFICE, 61 TEOCALLI ROAD**

PLEASE TAKE NOTICE THAT an appeal of DRC approval of a triplex at Lot 8, Block 9, Filing 2, AKA 499 Cement Creek Rd, from the Design Review Committee meeting on Tuesday, November 28, 2023; is to be addressed during the Crested Butte South Board of Directors (BOD) meeting on Wednesday, January 10, 2024. The agenda item is scheduled for 6:35 PM.

Join virtually: Email staff@cbsouth.net for a Zoom invitation

Published in the *Crested Butte News*. Issue of January 5, 2024. #010503

**—DOWNTOWN DEVELOPMENT AUTHORITY—  
REGULAR MEETING  
JANUARY 8, 2024 ~ 4:00 P.M.  
MT. CRESTED BUTTE, COLORADO**

The Downtown Development Authority will be holding a regular meeting on January 8, 2024, at 4:00 P.M. at the Mt. Crested Butte Town Hall. If you wish to attend via zoom please go to <https://mtcrestedbuttecolorado.civicweb.net/Portal/> and click on the agenda for November 6, 2023.

contact Mt. Crested Butte Town Hall at (970) 349-6632 for the agenda. Subscribe to the Town website to receive notifications when agendas are posted here: <https://mtcrestedbuttecolorado.civicweb.net/Portal/Subscribe.aspx>

Published in the *Crested Butte News*. Issue of January 5, 2024. #010507

**—LEGAL NOTICE—**

The Colorado Water Conservation Board ("CWCB"), 1313 Sherman Street, Suite 718, Denver, Colorado 80203. Please direct communications regarding this notice to Robert Viehl, Chief of the Stream and Lake Protection Section [rob.viehl@state.co.us](mailto:rob.viehl@state.co.us): RECOMMENDATIONS FOR WATER RIGHTS TO PRESERVE THE NATURAL ENVIRONMENT TO A REASONABLE DEGREE, IN GUNNISON COUNTY, COLORADO. The CWCB is the state water planning agency which, among other duties, is tasked with appropriating, acquiring and protecting instream flow (ISF) water rights to preserve and improve the natural environment to a reasonable degree for streams and lakes in the state. The CWCB is the only entity in the state that is authorized to appropriate ISF water rights. These water rights are held on behalf of the people of Colorado for the preservation of the water dependent natural environment. ISF water rights work within Colorado's water law system, and are junior to any existing rights and practices at the time of appropriation of the ISF. According to section 37-92-102 (3) (b), C.R.S. "Any such appropriation shall be subject to the present uses or exchanges of water being made by other water users pursuant to appropriation or practices in existence on the date of such appropriation, whether or not previously confirmed by court order or decree." For more information on whether this provision applies to specific undecreeded uses of water in or above the proposed instream flow segments, and potential recognition of such uses in the CWCB's water court decree, or any

other questions please contact Rob Viehl. CWCB staff and entities that recommended streams for ISF water rights are in the process of gathering scientific data on the subject streams to finalize the recommendations and specific flow rates. Flow rates will be based on the minimum flow rate necessary to protect the natural environment and typically vary seasonally depending on the needs of the species. If approved by the CWCB, these water rights will have an appropriation date no earlier than 2024. More information regarding the ISF Recommendations is available online at: <https://cwcb.colorado.gov/2024-isf-recommendations>. There are currently 4 recommended ISF stream segments in Gunnison County that may be appropriated in 2024; Deer Creek, East Muddy Creek, Splains Gulch, and West Muddy Creek. The Deer Creek recommendation starts at its headwaters and terminates 3.38 miles downstream at the Beitler No. 1 headgate. The East Muddy Creek recommendation starts at the confluence with Lee Creek and terminates 6.32 miles downstream at the confluence with West Muddy Creek. The Splains Gulch recommendation starts at its headwaters and terminates 2.48 miles downstream at the confluence with Coal Creek. The West Muddy Creek recommendation starts at the confluence with Sheep Creek and terminates 8.78 miles downstream at the confluence with East Muddy Creek.

Published in the *Crested Butte News*. Issue of January 5, 2024. #010501

**—SEALED BID 2001 OSH KOSH—**

The Town of Mt. Crested Butte is accepting sealed bids for the following vehicle until 3pm, February 5, 2024.

**Bidding Item:**  
**Vehicle:** 2001 Osh Kosh  
**Mileage/Hours:** 55,423 miles and 3,946 Hours  
**VIN:** 10TBRAF331S070020

**Location for Inspection:**  
911 Gothic Road  
Mt. Crested Butte, CO 81225  
Vehicle may be viewed and test driven prior to submitting a bid.

**MINIMUM SELLING PRICE:** \$10,000  
**ALL SALES ARE FINAL AND VEHICLE IS SOLD AS IS.**  
**Condition of Bidding:**  
**Item Condition:**

The vehicle advertised by the Town of Mt. Crested Butte (the "Town") for sale by bid is sold AS-IS. The Town shall strive to make its best effort to assist interested parties in obtaining

information about the vehicle for sale; however, the Town makes NO warranty of the condition of the vehicle nor accuracy of the vehicle description. Each bidder shall be responsible for verifying condition and accuracy of the item description prior to submitting a bid. The vehicle comes with a Monroe Spreader run by own auxiliary gasoline powered motor and an 11 foot Monroe Plow Blade. The truck is currently exhibiting a loss of power and backfires when or after going downhill.

**Terms of Sale:**  
The successful bidder shall be provided a written "Notice of Award" within ten (10) days after bid closing date. Successful bidder shall make full payment with cash or a cashier's check made payable to the Town, and shall arrange to pick up the vehicle within ten (10) days of the Notice of Award.  
**Default of Sale:**

Vehicle not paid for within the timeline provided shall forfeit their claim to the vehicle and shall not be eligible to bid on future items. If item is not picked up with the timeline provided, payment for the vehicle may be retained, in whole or in part, by the Town for damages. If bidder forfeits claim to bid, the Town may, at its discretion, offer the vehicle to the next highest bidder.

**To view or test drive the vehicle please contact Bobby Block, Maintenance Supervisor, at [bblock@mtcb.colorado.gov](mailto:bblock@mtcb.colorado.gov) or 970-349-6632 ext 114.**  
**To see the full bid and bidding instructions please go to our website at [www.mtcb.colorado.gov/departments-services/maintenance](http://www.mtcb.colorado.gov/departments-services/maintenance)**

Published in the *Crested Butte News*. Issues of December 29, January 5, 12 and 19, 2023. #122905

**—COMBINED NOTICE - PUBLICATION—  
CRS §38-38-103 FORECLOSURE SALE NO. 2023-006**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On October 25, 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)	Thomas A. Dill and Tricia B. Dill
Original Beneficiary(ies)	Long Beach Mortgage Company
Current Holder of Evidence of Debt	Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2004-3, Asset-Backed Certificates, Series 2004-3
Date of Deed of Trust	April 15, 2004
County of Recording	Gunnison
Recording Date of Deed of Trust	April 28, 2004
Recording Information (Reception No. and/or Book/Page No.)	541406

Original Principal Amount \$268,560.00  
Outstanding Principal Balance \$200,244.67  
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 6, BLOCK 8, CRESTED BUTTE SOUTH, SECOND FILING, COUNTY OF GUNNISON, STATE OF COLORADO.**

**Purported common address: 324 Haverly Street, Crested Butte South, CO 81224.**  
**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, 02/21/2024, 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.

First Publication 1/5/2024  
Last Publication 2/2/2024  
Name of Publication Crested Butte News

**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: 10/25/2023  
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:  
Amanda Ferguson #44893  
Halliday Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155  
Attorney File # CO11611  
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.

Published in the *Crested Butte News*. Issues of January 5, 12, 19, 26 and February 2, 2024. #010502



**—DESIGN REVIEW COMMITTEE (DRC)—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION  
NOTICE OF PUBLIC MEETING  
AGENDA  
TUESDAY, JANUARY 23, 2024 ~ 5:00 P.M.  
CB SOUTH POA, 61 TEOCALLI ROAD**

**Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation**  
Questions about this Agenda/Meeting can be directed to 970-349-1162 or [info@cbsouth.net](mailto:info@cbsouth.net) or viewed at: [www.cbsouth.net](http://www.cbsouth.net)  
**5:00 PM** Call to Order  
**5:05 PM** Approve Minutes from December 21, 2023  
Declaration of Notices

**Business:**  
**5:10 PM** Continuation of the Design Review for Elcho Townhomes I, II & III, Multi-Family Residence, Lot 2, Block 3, Filing #1, AKA 96 Elcho.  
**5:50 PM** Design Review for Mammoth View Properties, Dobias, Multi-Family Residence on Lot 18, Block 8, Filing #2 AKA 585 Teocalli.

**Other Business**  
Discussion and Consideration of Proposed Exterior Changes to Outstanding Issue for Dobias, Duplex Residence at Lot 23, Block 4, Filing #2 aka 80 Blackstock.  
**7:00 PM** Adjourn  
**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. A complete set of plans can be viewed at the Crested Butte South POA office, 61 Teocalli Road, by appointment.

Published in the *Crested Butte News*. Issues of January 5, 12 and 19, 2024. #010504

**—GUNNISON WATERSHED SCHOOL DISTRICT—  
SPECIAL MEETING/MILL LEVY CERTIFICATION  
JANUARY 8, 2024 ~ 5:30 P.M.  
ZOOM ONLY  
AGENDA**

This meeting will be conducted by distance using the video conferencing platform ZOOM. Please check the GWSD website for further instructions.  
I. Call to Order  
II. Roll Call  
III. Pledge of Allegiance  
IV. Modifications/Approval of Agenda  
V. Mill Levy Certification presenta-

tion-Director of Finance, Tia Mills  
VI. Public comment relating to the Mill Levy Certification  
*\*Visitors who wish to address the Board please make known via Zoom.*  
VII. Consider approval of Mill Levy Certification—Action Item  
VIII. Adjourn

Published in the *Crested Butte News*. Issue of January 5, 2024. #010509

**—NOTICE OF PUBLIC HEARING—  
2024 BUDGET – JANUARY 8, 2024  
GUNNISON COUNTY METROPOLITAN RECREATION DISTRICT,  
NORTH SUBDISTRICT, AND SOUTH SUBDISTRICT**

Notice is hereby given that the proposed 2024 budget has been submitted to the Board of Directors of the Gunnison County Metropolitan Recreation District. A copy of said budget has been filed at the District office, 710 S. 9th Street, Gunnison, CO 81230, where the same is open for public inspection. Or a copy may be obtained by emailing a request to [admin@gcmetrec.com](mailto:admin@gcmetrec.com). That said proposed 2024 budget will be considered at a special meeting of the Gunnison County Metropolitan Recreation District Board of Directors to be held on Monday, the 8th day of January 2024, at 1:00 P.M. at the District office. The Board will hold a public hearing at such a meeting during which all interested parties may be heard. A remote video communications link may also be obtained by contacting Derrick Nehrenberg, District Manager, via the phone number below or emailing a request to [admin@gcmetrec.com](mailto:admin@gcmetrec.com). Any interested elector of the District may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget on January 8th, 2024. Derrick Nehrenberg, District Manager, (970) 641-8725

Published in the *Crested Butte News*. Issue of January 5, 2024. #010510

**—TOWN OF MT. CRESTED BUTTE, COLORADO—  
CANCELED PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

Please take notice that the Mt. Crested Butte Planning Commission public hearing on Wednesday, January 17, 2024, that was noticed in the December 29, 2023 edition of the *Crested Butte News*, has been canceled. Dated this 2nd day of January 2024.

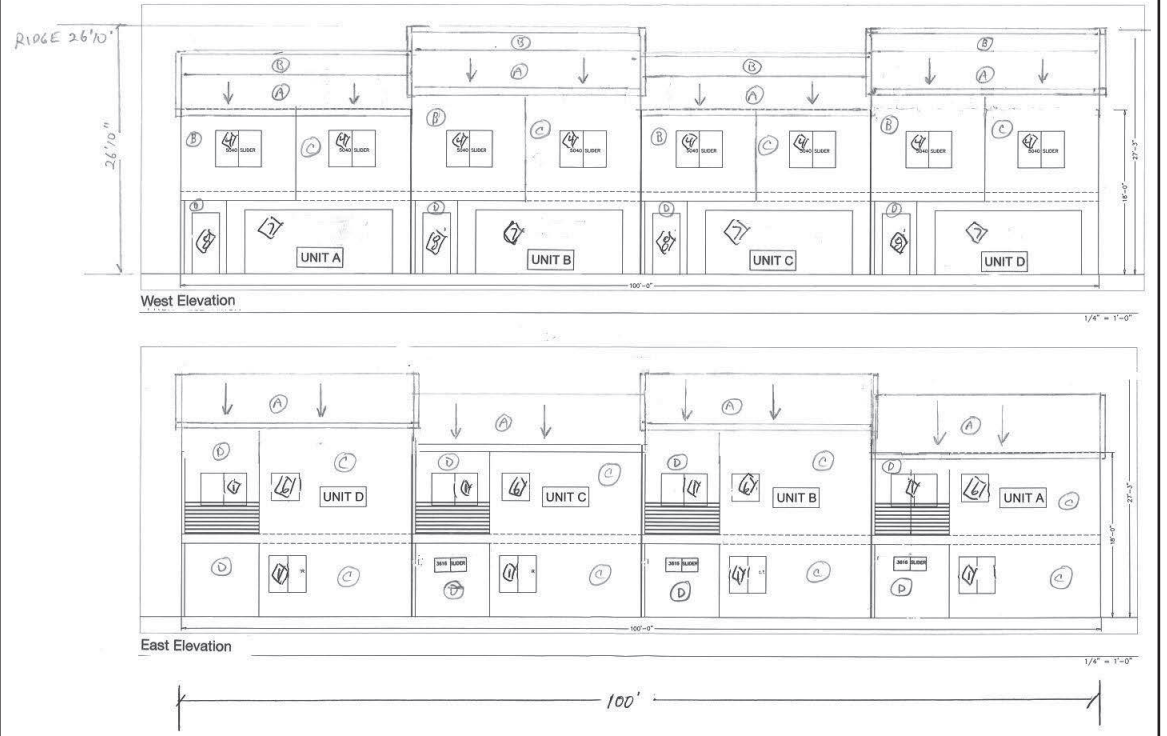
Published in the *Crested Butte News*. Issue of January 5, 2024. #010508

**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW  
CB SOUTH POA OFFICE, 61 TEOCALLI ROAD**

**Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation**  
PLEASE TAKE NOTICE THAT a CB South Design Review Committee hearing will be held on Tuesday, January 23, 2024 for the purpose of considering the following:  
**6:50PM** A *Certificate of Appropriateness* for the application for **Mammoth View Properties, Multi-Family Residence**, Lot 18, Block 8, Filing #2, AKA 585 Teocalli. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment.

There is a 14-day public comment period is January 5 through January 19, in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. Comments may be submitted to the CB South Design Review Manager by email at [drcmanager@cbsouth.net](mailto:drcmanager@cbsouth.net), by mail or in person to the address listed above.

Published in the *Crested Butte News*. Issues of January 5, 12 and 19, 2024. #010506



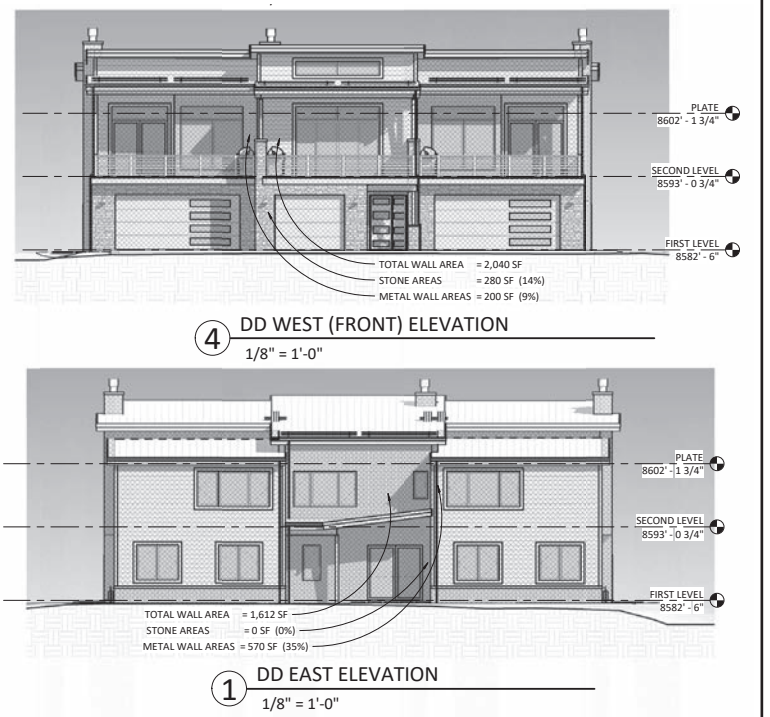
**deadline tuesday at noon • [legals@crestedbuttenews.com](mailto:legals@crestedbuttenews.com)**

**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW  
CB SOUTH POA OFFICE, 61 TEOCALLI ROAD**

**Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation**  
PLEASE TAKE NOTICE THAT a CB South Design Review Committee hearing will be held on Tuesday, January 23, 2024 for the purpose of considering the following:  
**6:10PM** A *Continuation for a Certificate of Appropriateness* for the application for **Elcho Townhomes I, II & III, Multi-Family Residence**, Lot 2, Block 3, Filing #1, AKA 96 Elcho. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment.

There is a 14-day public comment period is January 5 through January 19, in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. Comments may be submitted to the CB South Design Review Manager by email at [drcmanager@cbsouth.net](mailto:drcmanager@cbsouth.net), by mail or in person to the address listed above.

Published in the *Crested Butte News*. Issues of January 5, 12 and 19, 2024. #010505



# Classifieds

**[classifieds@crestedbuttenews.com](mailto:classifieds@crestedbuttenews.com) • 970.349.0500, ext. 105 • [www.crestedbuttenews.com](http://www.crestedbuttenews.com) • deadline tuesday at noon**

## FOR RENT

**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. (1/5/29).

**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 now! \$3975/month + utilities with a 1 year lease. Visit [www.crestedbuttelodging.com](http://www.crestedbuttelodging.com) for photos and to submit an application. (1/5/24).

**DEADLINE TUESDAY AT NOON**

[classifieds@crestedbuttenews.com](mailto:classifieds@crestedbuttenews.com)

## FOR RENT

**SPACIOUS 1BD SUITE** with bathroom. Available now, in a furnished 2 BD Condo in Mt. CB. Shared living room and kitchen. \$1200/mo., includes W/D and utilities. Contact [mcbdlgs@gmail.com](mailto:mcbdlgs@gmail.com). (1/5/31).

**TWO BEDROOM APARTMENT** in Gunnison for rent January 1. \$1300, year lease. Contact Kerry at [cb-southkerry@gmail.com](mailto:cb-southkerry@gmail.com). (1/5/17).

**CRESTED BUTTE SOUTH:** 2 bedroom, 1.5 bath unit, fully furnished, new hardwood floors, washer and dryer, deck, pets ok. \$2700 plus utilities. Beautiful garden and perfect place to enjoy everything. [liskorinternational@gmail.com](mailto:liskorinternational@gmail.com), 847-769-7800. (1/5/33).

## FOR RENT

**3BD/3BA "MID-TERM"** Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available Feb. 20 - March 31, possibly longer. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 30 + days preferred. 970-713-0977. [www.CrestedButteSouthVacation.com](http://www.CrestedButteSouthVacation.com). (1/5/44).

**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](mailto:reservations@crestedbuttelodging.com). (1/5/37).