

# Legals

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**—NOTICE—  
ENVIRONMENTAL AT LARGE**

The Gunnison Basin Roundtable is seeking applicants to represent environmental interests and shall be selected from nominees submitted by one or more regionally, state-wide, or nationally recognized environmental conservation organizations that have operated in Colorado for at least five years. The

selected Member will serve the balance of a five-year term (current term expires November 2025). Candidate should have a background or interest in environmental water resources management. The Gunnison Basin Roundtable meets bimonthly in the Montrose/Delta area. Please submit letters of interest to Wendell

Koontz at wkoontz@deltacountyco.gov. Deadline for submittal is Friday, August 16, 2024. Roundtable will consider applicants at their next meeting on September 30, 2024.

Published in the *Crested Butte News*. Issue of July 19, 26 & August 2, 2024 #071906

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2024, beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following: Consideration of the application of **Leedy Elk Ave LLC** to construct a

primary building to be located at 15 Elk Avenue, Lots 19, 20, 21, 22, 23 and 24, Block 19 in the B4 zone. (Hadley/Penfield)  
**-Architectural approval is required.**  
**-A conditional waiver of a non-conforming aspect with respect to lot size is required; maximum lot size**

in the B4 zone district is 6250 sf and lot exists at 17,188 sf.  
**-A special development permit for excessive slope review per Sec. 16-10-20 is required.**

TOWN OF CRESTED BUTTE  
By Madison Manning, Planning Technician  
Published in the *Crested Butte News*. Issues of July 19 and 26, 2024 #071904



**—NOTICE OF DRC MEETING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW**

Location: CB South POA office, 61 Teocalli Road, Crested Butte, CO 81224

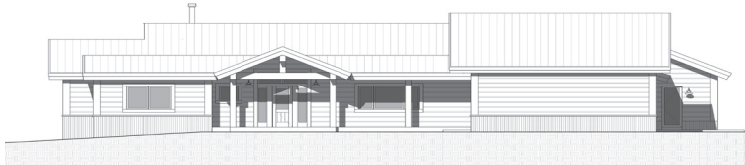
Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation

PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Tuesday, July 30, 2024, at 5:30 p.m. for the purpose of considering the following: *Design Review* for the application for **Design Review for Elmenhorst, Single-Family Residence, Lot 29/30, Block 29, Filing #4, AKA 6 Proffitt Place**. 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 in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. The 14-day public comment period shall be from July 15, 2024 to July 29, 2024. 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. Comments must be professional.

Published in the *Crested Butte News*. Issues of July 12, 19 & 26, 2024. #071205



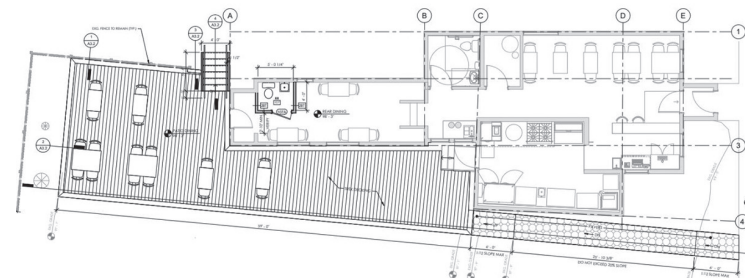
**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO  
307-307 SIXTH STREET UNIT #A-C**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2024, beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following: Consideration of the application of **Nima Sherpa and Ang Sherpa** to propose an expanded outdoor seating area associated with the existing restaurant/bar for the property located at 307-309 Sixth Street, Units A-C Sixth Street Development Condominiums, Block 24 in the B3 zone. (Sherpa/Kraii)

**- Architectural approval is required.**  
**-An expansion of a conditional use permit for a bar/restaurant in the B3 zone is required.**  
TOWN OF CRESTED BUTTE

By Madison Manning, Planning Technician

Published in the *Crested Butte News*. Issues of July 19 and 26, 2024. #071901



**—NOTICE—  
LAND USE CHANGE PERMIT APPROVALS CREATING A VESTED RIGHT  
GUNNISON COUNTY, COLORADO**

PLEASE TAKE NOTICE that Gunnison County has approved the following Land Use Change permits with site-specific development plans(s) within unincorporated Gunnison County, which creates a three-year vested property right pursuant to Colorado Revised Statutes, Article 68 of Title 24 C.R.S., as amended.

A "vested property right" gives the following applicant(s) the right to undertake the development subject to the condition(s) of approval of the site-specific development plan(s).  
LUC-24-00004 – Aero Marketing and Logistics LLC has received County approval to construct a 195' freestanding wireless communications tower on USFS parcel 29190000006, located approximately 3.7 miles up FS Road 898.

/s/ Sean Pope  
Land Use Planner  
Gunnison County Community Development Department

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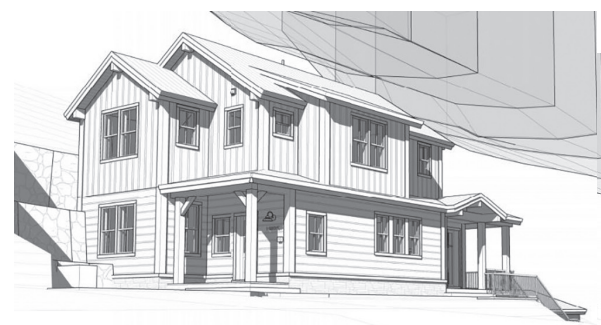
**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO  
1 GOTHIC AVENUE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2024, beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following: Consideration of the application of **1 Gothic LLC, a Texas limited liability company** to site a new single-family residence and accessory building (unheated) for the property located at 1 and 1 1/2 Gothic Avenue, Block 7, Lots 17-18 in the R1 zone. (White)

**-A special development permit for excessive slope review per Sec. 16-10-20 is required.**  
**-Architectural appropriateness is required.**

TOWN OF CRESTED BUTTE  
By Madison Manning, Planning Technician

Published in the *Crested Butte News*. Issues of July 19 and 26, 2024 #071903



**—NOTICE OF DRC MEETING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW**

Location: CB South POA office, 61 Teocalli Road, Crested Butte, CO 81224

Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation

PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Tuesday, July 30, 2024, at 5:30 p.m. for the purpose of considering the following: *Design Review* for the application for **Derousseau, The Ravens Townhouses, Duplex Residence, Lot 19, Block 23, Filing #3, AKA 419 Zeligman**. 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 in which comments regarding the above-referenced project may be submitted in writing to the Design Re-

view Committee. The 14-day public comment period shall be from July 15, 2024 to July 29, 2024. 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. Comments must be professional.

Published in the *Crested Butte News*. Issues of July 12, 19 & 26, 2024. #071204



—COMBINED NOTICE - PUBLICATION—  
CRS §38-38-103 FORECLOSURE SALE NO. 2024-001

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On April 25, 2024, 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) SUE A SEELBINDER  
Original Beneficiary(ies) WELLS FARGO BANK, N.A.  
Current Holder of Evidence of Debt CSMC 2019-RPL11 TRUST  
Date of Deed of Trust July 12, 2007  
County of Recording Gunnison  
Recording Date of Deed of Trust July 18, 2007  
Recording Information (Reception No. and/or Book/Page No.) 577084  
Original Principal Amount \$158,000.00  
Outstanding Principal Balance \$128,323.14

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 of the terms thereof  
**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 15, TOMICHI HEIGHTS SUBDIVISION, COUNTY OF GUNNISON, STATE OF COLORADO.**  
Purported common address: 193 UTE LANE, 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, 08/21/2024, 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 7/5/2024  
Last Publication 8/2/2024  
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: 04/25/2024  
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:

Carly Imbrogno, Esq. #59553  
Ryan Bourgeois, Esq. #51088  
David Drake #43315  
Randall M. Chin, Esq. #31149  
Barrett Frappier & Weisserman, LLP 1391 Speer Blvd STE 700, Denver, CO 80204 (303) 350-3711  
Attorney File # 00000009875238

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

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—NOTICE OF PUBLIC MEETING AGENDA—  
DESIGN REVIEW COMMITTEE (DRC)  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION  
TUESDAY, JULY 30, 2024  
5:30 PM • 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)

5:30 PM Call to Order  
5:35 PM Approve Minutes from June 27, 2024  
Declaration of Notices

**Business:**  
5:40 PM Design Review for Elmenhorst, Single-Family Residence, Lot 29/30, Block 29, Filing #4, AKA 6 Proffitt Place.  
6:25 PM Design Review for Derusseau, The Ravens Townhouses, Duplex Residence, Lot 19, Block 23, Filing #3, AKA 419 Zeligman.

**Other Business**  
8:00 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 July 12, 19 & 26, 2024. #071206

—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO  
20 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2024, beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:  
Consideration of the application of **William Arnold and Fiona Arnold**

for an interior remodel and siting an addition on the southeast corner of the existing historic single-family residence located at 20 Maroon Avenue, Tract 1, Yaklich Subdivision in the R1C zone. (Hadley/Gallen)  
**-Architectural approval is required.**

- A recommendation to the Town Council for a Revocable License Agreement for the existing 2'3" front entry steps encroachment onto Town rights of way (Maroon Avenue) is required.

TOWN OF CRESTED BUTTE  
By Madison Manning, Planning Technician

Published in the *Crested Butte News*. Issues of July 19 and 26, 2024. #071902



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

970.349.0500 ext. 105