

Try a new experience with the Mountain Theatre

Blank by Nassim Solemanpour is Crested Butte Mountain Theatre's latest production, now playing at the Mallardi Theatre at the corner of Second Street and Elk Avenue in Crested Butte.

Blank is an experimental theatre performance starring YOU, the audience and an actor who has not seen the script before the show. It is in one way a light comedic romp that takes some liberties with the old 'Ad-Libs' party books where

the audience suggests the words to fill in the blanks as they write the past, present and future of the volunteer audience member. Yet, at the same time it can be much deeper where we all explore the story of our lives, what shaped us, who we are now, and how we anticipate our future and even our ending will be.

It is a fascinating experiment in live theatre that will have you laughing at the suggestions of your fellow

audience members and have you thinking seriously about your own life.

Performances are scheduled for March 20, 22 and March 28.

Doors open at 6:30 p.m. and play starts at 7 p.m. It's about an hour-and-a-half long and there is no intermission. Admission is \$25 for adults, \$15 for seniors and students. Children under 10 years of age may not fully appreciate the nature of the material.

Crested Butte School of Dance - Summer Dance Camp registration opens March 24

The CB School of Dance is excited to offer eight weeks of Summer Dance Camps for elementary kids! These camps are for incoming Grades K-5, and each week will have a different fun theme.

Camps will be held every Monday and Thursday from June 16 to August 8. Families can choose half-day camps in the morning (9 a.m.-noon) or afternoon (1-4 p.m.), lunch add-on (noon-1 p.m.) or select all three to make it a full day of camp! Register for the whole summer or choose individual drop-in dates.

Participants will get to experience many styles of dance, including Ballet, Jazz, Hip Hop, Aerial and more! Camp registration opens Monday, March 24 at 9 a.m. Visit dancecrestedbutte.org to view schedules, create accounts and register.

Limited scholarships may be available. Contact programs@dancecrestedbutte.org for more information. Summer dance classes for preschool, middle school, high school and adult students will be announced soon!

Legals

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

—PUBLIC NOTICE— TOWN OF MT. CRESTED BUTTE PLANNING COMMISSION VACANCY

The Mt. Crested Butte Town Council will be accepting letters of interest for one (1) vacancy on the Planning Commission. Letters of interest will be accepted until Wednesday April 2, 2025.

This position is to replace a current member's appointment, which expires in April 2028.

Planning Commissioner duties include architectural design review, recommendations to the Town Council on planning applications such as: subdivisions, planned unit developments, rezoning, lot line vacations and boundary line adjust-

ments, variance requests, conditional use requests, signs, and formulating town planning policies. Generally, the Planning Commission meetings are scheduled on the first and third Wednesday of every month. Planning Commission members receive \$150.00 per attended meeting.

To qualify, applicants must be a resident of Mt. Crested Butte.

Interested citizens who meet the qualification may apply by submitting a letter of interest, via email to nstarkebaum@mtcb.colorado.gov, or by mail to the Mt.

Crested Butte Town Hall, PO Box 5800, Mt Crested Butte, Colorado 81225-5800, by, Wednesday, April 2, 2025 at 5:00 PM, Interviews will be held at a later Town Council regular meeting. If you have any questions, please contact the Community Development Department at (970) 349-6632 ext. 117 or email nstarkebaum@mtcb.colorado.gov.

Published in the *Crested Butte News*. Issues of March 14, 21 & 28, 2025. #031415

—LEGAL—

PLEASE TAKE NOTICE, that Ordinance No. 2, Series 2025 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, March 17, 2025, in the Town Offices at 507 Maroon Avenue, Crested Butte, Colorado:

Ordinance No. 2, Series 2025 - An Ordinance of the Crested Butte Town Council Amending the Crested Butte Municipal Code, Adding Chapter 18, Article 5.5 and Adopting by Reference the Colorado Model Electric Ready and Solar Ready Code, and Amending Sections of Chapter 18 to Make Consistent with the Colorado Model Electric Ready and Solar Ready Code.

The full text of Ordinance No. 2, Series 2025 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 21, 2025 #032102

—REQUEST FOR PROPOSALS— TOWN OF MT. CRESTED BUTTE MUNICIPAL COURT JUDGE SERVICES

A. INTRODUCTION

The Town of Mt. Crested Butte is inviting proposals from qualified individuals to provide Municipal Court Judge services to the Town. The Town of Mt. Crested Butte is a Home Rule Town, and the Home Rule Charter (Article VII(B)) addresses the Judiciary and Municipal Judge. Mt. Crested Butte Municipal Court is a Court of Record and meets as required but typically once per month for an hour.

NOTICE IS HEREBY GIVEN, proposals should be prepared and submitted in a form that addresses the needs outlined herein. Late proposals will not be accepted. Proposals will be accepted until 5:00pm, **April 11, 2025**. Proposals shall be sent to:

Tiffany O'Connell, Town Clerk
Town of Mt. Crested Butte
P.O. 5800
Mt. Crested Butte, CO 81225
toconnell@mtcb.colorado.gov

B. OBJECTIVE

The objective is to choose a reliable and experienced individual with demonstrated knowledge in providing municipal court judge services in a comprehensive, timely, effective and efficient manner. Interested individuals should have significant experience in matters addressed by municipal courts. The Municipal Court Judge will work with the court clerk to preside over the Municipal Court.

C. QUALIFICATIONS OF APPLICANTS

- Attorney at law admitted (active) to practice in Colorado who is at least twenty-one (21) years of age.
- Ability, capacity, and skill as a prospective judge.
- Ability to meet the time requirements of the Town (approximately 1 hour or less per month).
- Reliability, character, integrity, reputation, judgment, experience, and efficiency.
- High performance quality

in previous or current judge contracts, if any.

- Ability to determine compliance with applicable laws and ordinances.
- Availability and adaptability of services to meet the needs of the Town.
- Resident of Gunnison County, Colorado.

D. SCOPE OF SERVICES

The Municipal Court Judge presides over Municipal Court matters in which the Municipal Court has jurisdiction.

E. POWERS AND DUTIES

- The Judge shall have all judicial powers and duties as provided in the Town's Charter and ordinances and in the Colorado Revised Statutes applicable to municipal judges, except as otherwise provided by Charter or ordinance.
- The Judge is authorized to exercise contempt powers, and enforce subpoenas issued by any board, commission, hearing officer, or other body or officer of the Town authorized by law or ordinance to issue subpoenas, and all other powers inherent with the office.
- The Municipal Court convenes for at least one (1) regular session of the Municipal Court on the first Wednesday of each month and more often as needed. Sessions of the Court are typically held at 9:00 A.M.
- The Municipal Court complies with HB23-1182. Remote access is provided for the public to observe court proceedings.

F. TERM OF OFFICE

The term of office of the Municipal Court Judge would begin June 4, 2025 and expire on May 31, 2027, unless otherwise terminated by the Mt. Crested Butte Town Council.

G. PARTICIPATION BY AND EXPECTATIONS OF THE TOWN

The Town expects that the Municipal Court Judge will preside over court in-person, keep abreast of current legislation and obtain ongoing education and training, remaining current on all matters relating to municipal courts and municipal judges. Costs associated with these efforts may be shared with the Town with prior approval and as budgeted.

H. COMPENSATION

The Town will pay the Municipal Court Judge for judicial services rendered at a rate of \$300.00 per court session or compensation set by the Town Council, the amount of which shall not be dependent upon the outcome or number of matters to be decided by the Municipal Court Judge.

I. KEY-DATE (May 6, 2025)

The Town Council, at its discretion, may invite applicants to deliver a short presentation during the regular Town Council meeting on May 6, 2025 addressing the proposals submitted.

J. INFORMATION TO BE INCLUDED/SUBMITTED

The following information must be included in your written proposal. It is important as it may be your only opportunity to present your qualifications.

1. Name of the person who will be in charge of providing Municipal Court Judge services to the Town. This is the person who will be recommended for appointment to the position of "Municipal Court Judge" by the Town Council. A resume of this person's background and experience should emphasize the municipal law experience of that person and the level of responsibility in this area.
2. Specific information on the certification, licensure/registration and continuing education training for the preceding calendar year, including such information as may be

necessary to establish that the applicant is an active attorney at law admitted to practice in Colorado.

3. Please disclose any potential conflicts of interest that you may have in relation to the Town of Mt. Crested Butte.
4. Provide details regarding your existing workload and how you will fit this contract into your existing work priorities.
5. Provide a list of references with whom you have worked in the past five (5) years. If you have provided municipal court judge services to municipal or government clients in the recent past, please submit municipal or government client references as well.
6. Each respondent's proposal and bid should address the ability to perform this scope of work, along with the specific expertise, education, and experience.
7. The proposal should address the topics covered in Sections C and G and the municipal court judge's ability to perform services within this operating framework.

K. SELECTION

The Town reserves the right to reject any or all proposals, to waive irregularities or informalities in proposals, and to re-advertise for proposals if desired. After considering proposals and information provided during the application process, the Town will select the individual who is the most advantageous to the Town from the standpoint of service, previous experience, and ability to deliver or for any other reason deemed by the Town to be in the best interest of the Town.

The Municipal Court Judge Services Proposal must be received by the Town Clerk, Tiffany O'Connell, by 5:00pm, April 11, 2025, at PO Box 5800, Mt.

Crested Butte, CO 81225 or via email to toconnell@mtcb.colorado.gov. Any proposal received after that date and time will not be accepted.

In consideration of the environment, we request that your proposal should be black and white, two-sided copies without binders. The Town of Mt. Crested Butte Judicial Subcommittee may perform an initial screening and may interview potential candidates. Finalist(s) will be selected for final interviews by the Town Council and may be asked to appear before Town Council on May 6, 2025.

The Town reserves the right to undertake its own investigation to evaluate any candidate. The Town shall have the sole discretion to accept or reject any proposal. All proposals become the property of the Town upon receipt and will not be returned. Whether the proposal is accepted or rejected will not affect this decision.

The Town operates under applicable public disclosure laws. Proprietary information must be identified and will be protected to the extent that is legally possible. Your costs in developing the proposal, attendance at any meetings relating to the proposal, and other costs relating to the proposal are your responsibility and will not be reimbursed by the Town.

The Town of Mt. Crested Butte thanks you for your interest in providing us with a proposal for Municipal Court Judge services. Please submit any questions regarding this RFP in writing and directed to the Town Clerk, as soon as possible after receipt of the RFP at the address below.

Tiffany O'Connell, Town Clerk
Town of Mt. Crested Butte
P.O. 5800
Mt. Crested Butte, CO 81225
toconnell@mtcb.colorado.gov

Published in the *Crested Butte News*. Issues of March 14, 21, 28 2025 #031417

—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2025-001

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On January 3, 2025, 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) Gunnison Alpine Contractors, Inc., a Colorado corporation; James L Coleman; Donna P Coleman
Original Beneficiary(ies) Gunnison Savings & Loan Association
Current Holder of Evidence of Debt Gunnison Savings & Loan Association
Date of Deed of Trust October 27, 1999
County of Recording Gunnison
Recording Date of Deed of Trust November 01, 1999
Recording Information (Reception No. and/or Book/Page No.) 497507
Original Principal Amount \$133,000.00
Outstanding Principal Balance \$45,006.71
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.
SEE ATTACHED EXHIBIT A**

**Purported common address: 853 COUNTY ROAD 18, 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, 05/07/2025, 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 3/14/2025
Last Publication 4/11/2025
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: 01/03/2025
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:
Jacob A. With #40546
Kendall K Burgemeister #41593
Law of the Rockies 525 North Main Street, GUNNISON, CO 81230 (970) 641-1903
Attorney File # 497507
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.
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EXHIBIT A

Parcel 2:
Township 49 North, Range 1 West, N.M.P.M.
Section 4: A tract of land located in the N1/2SE1/4SE1/4NE1/4 of said Section, more particularly described as follows:
Beginning at the NE corner, a point on the easterly line of said Section 4, which bears North 0°42' East, 654.06 feet from "Brass Cap" at E1/4 corner of said Section 4; thence North 89°51' West, 565.46 feet to the NW corner; thence South 0°42' West, 154.06 feet to the SW corner; thence South 89°51' East, 565.46 feet to the SE corner; thence North 0°42' East, 154.06 feet to the NE corner, the point of beginning.
EXCEPTING THEREFROM a tract of land located in the SE1/4NE1/4 of said Section, more particularly described as follows: Beginning at a point from whence the East 1/4 corner of Section 4 bears S 0°42' E a distance of 500.00 feet; thence N 0°42' E a distance of 154.06 feet; thence N 89°51' W a distance of 200.00 feet; thence S 0°42' W a distance of 154.06 feet; thence S 89°51' E a distance of 200.00 feet to the point of beginning.
AND
Parcel 3:
Township 49 North, Range 1 West, N.M.P.M.
Section 4: A tract of land located in the S1/2SE1/4NE1/4 of said Section, more particularly described as follows:
Beginning at a point which is North 00°42'00" East 250 feet and thence North 89°51'00" West 124.85 feet from the East 1/4 corner of said Section 4; thence North 39°20'19" West 259.18 feet more or less to the NW corner; thence South 89°51'00" East 274.71 feet more or less to the NE corner; thence South 00°42'00" West 200.00 feet to the SE corner; thence North 89°51'00" West 85.00 feet more or less to the point of beginning.
County of Gunnison,
State of Colorado

Published in the *Crested Butte News*. Issues of March 14, 21, 28, and April 4 & 11, 2025. #031413

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 25, 2025 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:

the R1C zone. *Continued from the February 25, 2025 BOZAR meeting.*
- **Architectural approval is required.**
See attached plans
TOWN OF CRESTED BUTTE
By Jessie Earley, Planner III
Published in the *Crested Butte News*. Issues of March 14 & 21, 2025. #031409



LEGAL DEADLINE:
TUESDAY AT NOON FOR THAT WEEK'S ISSUE
LEGALS@CRESTEDBUTTENNEWS.COM
970-349-0500

—NOTICE OF GUNNISON COUNTY, BLM, AND USFS
2024 SPRING SEASONAL ROAD CLOSURES—

Gunnison County, the Bureau of Land Management (BLM) and the U.S. Forest Service (USFS) have temporarily closed several roads to all motor vehicles to protect Gunnison Sage-Grouse during their mating season and to prevent road damage during wet spring conditions. These roads are closed by March 14 and will reopen on May 15, 2025. Roads may be closed earlier than March 14 if they are excessively muddy. The cooperation of the public is required to successfully implement these road closures, which help support conservation efforts for Gunnison Sage-Grouse. Closed County roads near Gunnison include Airport Road (W Mountain); CR #51B, Sun Park, just past intersection with Overlook Drive; and CR #72, Tomichi Heights, closure at BLM boundary. North of Hwy 50 and east of Gunnison, closed roads include CR #743, Lost Canyon, at existing winter closure gate; and CR #60, North Parlin Flats Road, gate off Quartz Creek Road. South of Hwy 50 and east of Gunnison, closed roads include CR #42, Six Mile Lane at existing gate on BLM boundary; CR #43, South Parlin Flats with a gate on the west end off HWY 114 near mile marker 7 and on the north end approx. 0.4 mi S of HWY 50; and CR #62, Razor Creek at BLM boundary. Closed roads south of Hwy 50 and west of Gunnison include CR #32, McCabe Lane, at cattle guard past Moncrief Ranch; CR #61, Pole Creek road; CR #26, Sapinero Mesa with a gate at current winter closure gate at HWY 50 (N) end and HWY 149 end at current winter closure gate; and CR #25, Pine Creek with a gate at HWY 50 N end and on S end past Blue Mesa Estates. North of Hwy 50 and west of Gunnison, closed routes include CR #7, Miller Lane; and CR #818 with a gate at Wiley Lane at private/BLM boundary on S end and a gate at intersection with Mill Creek Road.

All U.S. Forest Service roads within the Flat Top Mountain area are closed from January 1 through July 15, including FS #829, Henkel Rd. at CR 730; FS #860, Smokey Bear Rd. at HWY 135; FS #862; FS #863; FS #955; and FS #603 along Alkali Creek. The seasonal closure for Flat Top is extended to July 15 to provide additional protections for nesting Gunnison Sage-Grouse. U.S. Forest Service, Almont Triangle area closures include FS #810 at HWY 135 and CR #813. The Forest Service has a Special Order seasonal closure in effect for the Almont Triangle prohibiting all forms of public use from December 1 to April 30 due to the importance of the area to Gunnison Sage-Grouse and as critical winter range to elk, deer, and bighorn sheep. New in 2025, the BLM has area closures to ALL human use in the Chance Gulch and Sapinero Mesa Areas of Critical Environmental Concern (ACECs). The following roads within the Chance Gulch ACEC are closed to all human use from March 14 to May 15: All BLM roads accessed from BLM #3070 off County Road 38, and BLM #3157 and BLM #3068 off County

Road 42. The following roads within the Sapinero Mesa ACEC are closed to all human use from March 14 to May 15: BLM #3133, 3133a, 3122, 3129, 3016, 3014a, 3129, and 3131 off Country Road 26. The BLM has motorized area closures across much of the Basin from March 14 to May 15. The following is a partial list of main roads within the closure area: BLM #3074 and #3075 on the west side of HWY 114, BLM #3037b3 Willow Creek, BLM #3038 Kezar Basin Road, BLM #3038 Nine Mile Hill west of HWY 149, BLM # 3042 east of HWY 149, BLM #3067 Stubbs Gulch access at Gold Basin shooting area, BLM #3096 off south end of CR#44, BLM #3076e South Parlin Flats access road off HWY 114 near mile-marker 5, BLM #3094 Tomichi Dome road, BLM #3162 Krueger Ranch road, BLM #3185 Poverty Gulch road off Doyleville Cutoff road, Roads off CR #44 accessing Woods Gulch area, BLM #3107 Cabin Creek road at HWY 50, BLM #3106 Dry Gulch road at HWY 50, BLM #3106 Sewell Rim Road at HWY 50, BLM #3147 Powerline east of HWY 149, BLM #3185 Camp Kettle Gulch road off HWY 114, BLM #3072a2 access to Powerline Road to the west off Hwy 114, BLM #3233 Haystack Gulch, BLM #3211e off HWY 50 east of Gunnison (Signal Peak area), BLM #3226b1 accessing McIntosh Mountain Loop from Antelope Hills subdivision, BLM #3545 the Backdoor Road, BLM #3550 Hartman Rocks Powerline Road east of South Beaver Creek, BLM #3550 Hartman Rocks Powerline Road west access, BLM #3580 Hartman Rocks roads south of the powerline, and BLM #3580 off Gold Basin Road. Roads in the Hartman Rocks area north of the Powerline Road may be closed in the event of winter conditions and ski trail grooming. If closed, those roads would reopen when the roads dry out.

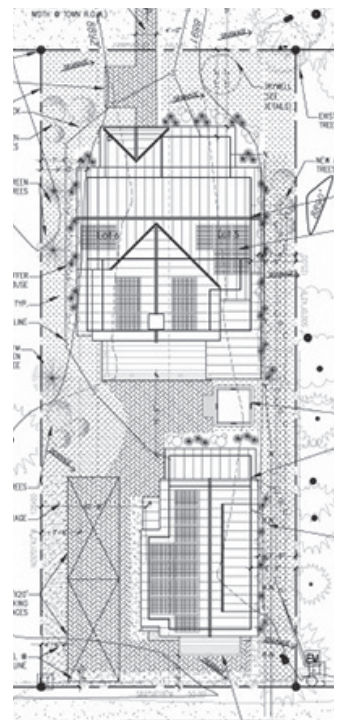
The Signal Peak area also has mechanized and human closures in addition to motorized closures. Signal Peak near the ridge is closed to all human use from March 14 to May 15. Affected trails include The Ridge, Rasta Gulch, and Chicken Wing. For specific information, please obtain maps at the BLM Gunnison Field Office. Copies of the closure list and maps are available at Gunnison County Public Works, 195 Basin Park Drive; Colorado Parks and Wildlife office, 300 W. New York Ave.; Bureau of Land Management office, 2500 E. New York Ave.; and the U.S. Forest Service office, 216 N. Colorado Street; Gunnison, Colorado. The County office is open from 7:00 am – 3:30 pm M-F. All other offices are open from 8:00 am – 4:30 pm M-F. These closures apply to all motorized vehicles. Do not park at the closures in a manner that blocks access through the closure gates. For additional information call Gunnison County Public Works at 970-641-0044; BLM at 970-642-4940; or the U.S. Forest Service at 970-641-0471.

Published in the *Crested Butte News*. Issue of March 21, 2025 #032101

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
422 AND 422 1/2 SOPRIS AVE.

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 25, 2025 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 **John Andrew Breuer and Amy Padgett Breuer** to build a new single-family residence located at 422 and 422 1/2 Sopris Ave., Block 35, Lots 5-6 in the R1C zone. *Continued from the January 28, 2025 BOZAR meeting.*
Additional requirements:
- **A conditional use permit for an accessory dwelling in the R1C zone is requested.**
- **Architectural approval is required.**
see attached plans
TOWN OF CRESTED BUTTE
By Jessie Earley, Planner III



Published in the *Crested Butte News*. Issues of March 14 & 21, 2025. #031410

**—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2025-002**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On January 3, 2025, 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)	James L. Coleman; Donna P. Coleman;
Original Beneficiary(ies)	Gunnison Savings & Loan Association
Current Holder of Evidence of Debt	Gunnison Savings & Loan Association
Date of Deed of Trust	October 27, 1999
County of Recording	Gunnison
Recording Date of Deed of Trust	November 01, 1999
Recording Information (Reception No. and/or Book/Page No.)	497508
Original Principal Amount	\$133,000.00
Outstanding Principal Balance	\$45,006.71

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.

SEE ATTACHED EXHIBIT A

**Purported common address: 851 COUNTY ROAD 18, 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, 05/07/2025, 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	3/14/2025
Last Publication	4/11/2025
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: 01/03/2025

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:

Jacob A. With #40546
Kendall K Burgemeister #41593
Law of the Rockies 525 North Main Street, GUNNISON, CO 81230 (970) 641-1903
Attorney File # 497508

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

Parcel 1:
Township 49 North, Range 1 West, N.M.P.M.

Section 4: A tract of land located in the SE1/4NE1/4 of said Section, more particularly described as follows: Beginning at a point from whence the East 1/4 corner of said Section 4 bears S 0°42' E a distance of 500.00 feet; thence N 0°42' E a distance of 154.06 feet; thence N 89°51' W a distance of 200.00 feet; thence S 0°42' W a distance of 154.06 feet; thence S 89°51' E a distance of 200.00 feet to the point of beginning.

Published in the *Crested Butte News*. Issues of March 14, 21, 28, and April 4 & 11, 2025. #031414



—CB SOUTH P.O.A. BOARD MEETING NOTICE & AGENDA—

Wednesday, April 9, 2025

P.O.A. BOARD MEETING AGENDA

START TIME: 6:00PM

CB South POA, 61 Teocalli Road

Join the meeting:

Zoom: <https://us02web.zoom.us/j/85147198741>

Questions about this Agenda/Meeting can be directed to 349-1162 or staff@cbsouth.net

This agenda can also be viewed online at www.cbsouth.net

6:00 PM Call to Order

6:01 PM Public Comment

6:05 PM Approval of March 12, 2025, BOD Meeting Minutes

6:10 PM Presentation by Matt Feier of GCEA. Discussion and Approval of Purchasing Renewable Energy Credits

6:20 PM Property Owner Appeal of

Covenant Violation at 99

Teocalli Rd

6:30 PM Donation & Events Committee and Alpenglow Update

6:45 PM Managers Report

7:05 PM Approve May 2025 Board of Directors Meeting Date

7:10 PM Adjourn Regular Meeting

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.

Published in the *Crested Butte News*. Issue of March 21, 2025 #032104

**—GUNNISON WATERSHED SCHOOL DISTRICT—
SPECIAL MEETING
MARCH 24, 2025 • 5:30PM
LAKE SCHOOL CONFERENCE ROOM**

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

1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Approval of agenda (**ACTION, All**)
5. Public comment (Information, *Engaged Community*)
 - Please use the public participation form, or use the Q&A feature in Zoom, and indicate your name, address, and topic for comment.
6. Items for information, discussion, and action
 - a. Review board vacancy applications and decide next steps (**ACTION, Engaged Community**)
7. Adjournment

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**—GUNNISON WATERSHED SCHOOL DISTRICT—
WORK SESSION • MARCH 24, 2025
IMMEDIATELY FOLLOWING SPECIAL MEETING
LAKE SCHOOL CONFERENCE ROOM**

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Work Sessions do not allow for public comment.

Work Session discussion items:

- a. Strategic Planning Discussion part 2
 - i. Tristan Connett and Esther Valdez, Colorado Education Initiative

Published in the *Crested Butte News*. Issue of March 21, 2025 #032105

Classifieds

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

FOR RENT

IN TOWN CONDO 2 BR, 2 BA + loft condo in town of CB. Unfurnished. No pets. W/D, DW, off-street parking. \$2700 plus utilities. Available May 1. Long Term lease required. 970-209-3313. (3/21/32).

2 BEDROOM, 1 BATH located in CB South. 2 parking spots, storage unit access, ground level, back porch w backyard access, washer/dryer in unit. Available April. No pets, no smoking. \$2k monthly, long-term lease options, 12-18 months available. 847-302-8947. (3/28/40).

APRIL/MAY RENTAL: \$4,500/mo or \$1,500/wk Fully furnished cottage in downtown Crested Butte. The Bluebell Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 8 guests. Enjoy a luxurious extended stay this off-season! 970-349-5780 // info@cbprop.com. (4/18/44).

APRIL/MAY RENTAL: \$4,500/mo or \$1,500/wk. Fully furnished cottage in downtown Crested Butte. The Valerian Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 6 guests. Enjoy a luxurious extended stay this off-season! 970-349-5780 // info@cbprop.com. (4/18/44).

FOR RENT

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. (3/21/37).

FOR RENT DOWNTOWN CB 2 bedrooms in my home. \$1,200/\$1,300. Includes all. NS, NP. Available April. Send particulars to whatsnexfromcb@me.com. (3/21/22).

BEDROOM in two bedroom house in Riverland. No pets or couples. \$900/mo., includes utilities. 970-251-5115. (3/21/16).

SKI SEASON RENTAL - CLUB OF CRESTED BUTTE: nicely furnished 2 bedroom/2.5 bath townhome with garage, W/D, snow plowing. Newly updated. \$3,500 plus electric/cable includes internet. No smoking/no pets. Nov-May. Text 303.520.7660. (3/21/35).

FULLY FURNISHED 3BD COTTAGE IN DOWNTOWN CRESTED BUTTE \$12,500. Available to rent during the month of June with some flexibility. The Fairy Slipper Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 8 guests. Enjoy effortless comfort, privacy, and convenience during one of the most beautiful months of the year! 970-349-5780 // info@cbprop.com. (5/30/59).

FOR RENT

FULLY FURNISHED 3BD TOWNHOME IN DOWNTOWN CRESTED BUTTE \$9,500. Available to rent during the month of June with some flexibility. The Yarrow Townhome at Academy Place is a brand-new, 3-bedroom, 2.5-bathroom property that sleeps 7 and offers stunning views of Mt. Crested Butte and is just steps from all CB has to offer! 970-349-5780 // info@cbprop.com. (5/30/56).

ADORABLE 1/1 Pled-à-terre on Elk Ave. 1 off street parking space. New patio, washer & dryer and full kitchen. Available for long term rental only. All utilities, garbage, wifi included \$3150 / month. Pets ok email nikkincb@gmail.com. (3/28/36).

SUMMER/WINTER RENTAL 3BD 3Bath house with huge garage on one acre in Riverbend - \$10,000/month available June 1, monthly rental, you pick the month. Newer build with modern finishes, great views, privacy, just steps from the Slate River and the bike path to town. On the RTA bus route. Hot tub! Email Ranchouserent@gmail.com. (3/21/55).

VACATION RENTALS

APRIL/MAY RENTAL: \$4,500/mo or \$1,500/wk Fully furnished cottage in downtown Crested Butte. The Bluebell Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 8 guests. Enjoy a luxurious extended stay this off-season! 970-349-5780 // info@cbprop.com. (4/25/44).

VACATION RENTALS

CRESTED BUTTE'S #1 VACATION RENTAL Visit 2255wildcat.com for more information - 70 Private Acres only 10 minutes to downtown Crested Butte with Breathtaking Views! 5 Bedrooms, 5 Bathrooms, 13 beds, Sleeps 16+ people. Open concept floor plan with modern mountain architecture - It's Stunning! 70+ 5-Star Reviews on Airbnb and VRBO - Book Direct with owner and save 15%! Visit 2255wildcat.com. (3/21/58).

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COMMERCIAL RENTALS

DOWNTOWN GUNNISON \$1800 monthly plus utilities. Fireplace, completely finished, can do more work if needed. Please call 847-769-7800 or liskorinternational@gmail.com. (3/21/21).

COMMERCIAL SPACE FOR RENT located in the heart of CB on Elk Ave. Spring availability. Please email kezia@toad-propertymanagement.com for more information. (3/21/22).

PREMIUM OFFICE SPACE AVAILABLE Perhaps the best office in Town, 426 square feet plus a roof top deck with incredible views. Kitchenette with refrigerator. \$1,500 per month plus NNN which is currently \$641.70. All utilities included except separately metered electric. Call Bill at 970-209-1405. (3/21/44).

STORAGE SPACE clean, dry, heated, secure. 3rd and Elk. Call Bill 970-209-1405. (3/21/12).

Disclaimer:

DUE TO THE LAYOUT OF OUR CLASSIFIEDS, SOME EMAILS MAY APPEAR WITH A HYPHEN.