

Legals

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

—PUBLIC BID ANNOUNCEMENT—
GOTHIC RECREATION PATH AND PEDESTRIAN BRIDGE, MT. CRESTED BUTTE

The Town of Mt. Crested Butte, Colorado (“Town”) is requesting sealed bid proposals from qualified construction firms (“Bidder”) for the reconstruction of the Gothic Recreation Path north of Snowfall Drive in Mt. Crested Butte (“Project”). This Project will include removal of the current pedestrian bridge structures, reconfiguration and realignment of the drainage swale and conveyance, fortifying existing utilities, excavation, shouldering, and realignment and concrete paving (10’ wide and 6” deep) of the Rec Path

along an approximate 85 linear foot section. Bids will be received by the Town of Mt Crested Butte at Town Hall Building (911 Gothic Road) until May 15th, 2025, at 11:00 AM (MST), at which time they will be opened and publicly read aloud. The Bid Documents and any addendums can be found on the Town’s website at <https://mtcb.colorado.gov/request-for-proposals>.

Published in the *Crested Butte News*. Issues of April 25 and May 2, 2025. #042504

—PUBLIC BID ANNOUNCEMENT—
ANTHRACITE ROAD SLUMP REHABILITATION

The Town of Mt. Crested Butte, Colorado (“Town”) is requesting sealed bid proposals from qualified construction firms (“Bidder”) for the rehabilitation of the lower slump area on Anthracite Drive in Mt. Crested Butte. The work will include pavement and deep subgrade material removal, installation of underdrains, drainage improvements, a reinforced soil slope road substructure, and hot mix asphalt paving and minor concrete flatwork along an approximate 75 linear feet of roadway

(“Project”). Bids will be received by the Town of Mt Crested Butte at Town Hall (911 Gothic Road) until May 15, 2025, at 11:00 AM (MST), at which time they will be opened and publicly read aloud. The Bid Documents and any addendums can be found on the Town’s website at <https://mtcb.colorado.gov/request-for-proposals>.

Published in the *Crested Butte News*. Issues of April 25 and May 2, 2025. #042505

—PUBLIC NOTICE—

Colorado law requires the county assessor to hear objections to real property classification and valuation beginning May 1, 2025. Objections to real property valuations must be emailed, postmarked, or delivered in person **no later than June 8, 2025.**

The Assessor’s front counter is open between 9am and 4pm during the appeal period. Colorado law requires the county assessor to begin hearing objections to personal property valuations no later than June 15, 2025. Objections to personal property valuations must be

emailed, postmarked, or delivered in person no later than June 30, 2025. In 2025, the Assessor and Board of County Commissioners have elected to use the extended appeal period in accordance with §39-5-122.7, C.R.S. The Assessor will mail Notices of Determination to those who have ap-

pealed on or before August 15, 2025. The County Board of Equalization will convene between September 15 and October 31, 2025. Contact the Gunnison County Assessor’s office for more information. Gunnison County Assessor 221 N. Wisconsin St., Suite A

Gunnison, CO 81230 (970) 641-1085 assessor@gunnisoncounty.org www.gunnisoncounty.org

Published in the *Crested Butte News*. Issues of April 18 & 25, 2025. #041801

—NOTICE OF PUBLIC HEARING—

A public hearing before the Board of Directors of the Gunnison County Metropolitan Recreation District, a/k/a MetRec, will be held at 6:00 p.m. on April 30, 2025, at the Town of Mt. Crested Butte Council Chambers located at 911 Gothic Ave, Mt. Crested Butte, Colorado to consider discontinuation of television and FM

translator service by the District. Public comment will be heard at the hearing, or written comment may be submitted to the District’s Executive Director, Derrick Nehrenberg, at derrick@gcmetrec.com or 710 S. 9th St., Gunnison, Colorado 81230, no later than April 30, 2025, at 12:00 p.m.

The Board encourages the public to provide comment as to why the District should or should not discontinue television and FM translator service. The Board will take all comments under advisement and may take official action on this matter at the April 30, 2025, Board meeting.

GUNNISON COUNTY METROPOLITAN RECREATION DISTRICT
/s/ Cassia Cadenhead
President

Published in the *Crested Butte News*. Issue of April 25, 2025. #042503

—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, May 10, 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 is two years, 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. 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.

J. 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, May 9, 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. 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

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—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2025-003

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On February 10, 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)	John Hommer
Original Beneficiary(ies)	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS COLORADO HOUSING AND FINANCE AUTHORITY
Current Holder of Evidence of Debt	November 16, 2020 Gunnison
Date of Deed of Trust	November 17, 2020
County of Recording	671265
Recording Date of Deed of Trust	\$115,862.00
Recording Information (Reception No. and/or Book/Page No.)	\$107,336.03
Original Principal Amount	
Outstanding Principal Balance	

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 3, BLOCK 6, TOWN OF SOMERSET, ACCORDING TO THE PLAT THEREOF FILED JUNE 27, 1960 AT RECEPTION NO. 244850, COUNTY OF GUNNISON, STATE OF COLORADO
APN#: 3185-170-06-003

Purported common address: 26 2nd Street, Somerset, CO 81434.

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, 06/11/2025, 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	4/25/2025
Last Publication	5/23/2025
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: 02/10/2025

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:

Alison L. Berry #34531
David R. Doughty #40042
Lynn M. Janeway #15592
N. April Winecki #34861
Janeway Law Firm, P.C. 9540 Maroon Circle, Suite 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 25-034033

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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—TOWN OF CRESTED BUTTE—
REQUEST FOR PROPOSALS (RFP):
CO135 & RED LADY AVENUE ROUNDABOUT DESIGN
AND RIGHT-OF-WAY PROJECT

The Town is issuing a Request for Proposal for the Design of the Red Lady Roundabout. The Request for Proposal outlining the services to be provided can be found on the Town website www.townofcrested-butte.com on the "Bids/Proposals" webpage.

RFP Due Date: Wednesday, May 21, 2025, by 3:00pm MDT **Submission Instructions:**

Responses should be submitted electronically in PDF format to:

- **Connor Beard**, Public Works Operations Manager: cbeard@crestedbutteco.gov;
- CC: **Shea Earley**, Public Works Director: searley@crestedbutte-co.gov

- Email should be titled: "[Consultant Name] _Town of CB Red Lady Roundabout Design and ROW" **Hard copies may be submitted to:**

Crested Butte Town Hall
ATTN: Connor Beard, Public Works Operations Manager
PO Box 39
507 Maroon Ave
Crested Butte, CO, 81224
All questions should be submitted to Connor Beard, Public Works Operations Manager: cbeard@crestedbutte-co.gov.

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

—PUBLIC NOTICE—
TOWN OF MT. CRESTED BUTTE
DOWNTOWN DEVELOPMENT AUTHORITY BOARD VACANCY

There are two open seats Mt. Crested Butte Downtown Development Authority Board. The Mt. Crested Butte Town Council will be appointing two (2) citizens to the Downtown Development Authority Board at the Tuesday, May 20, 2025 meeting. These terms will run until June 2029.

The appointed member of the board shall reside, lease or own real property within the Mt. Crested Butte Downtown Development Authority. An officer or director of a corporation or other entity owning property in the Mt. Crested Butte Downtown Development Authority shall be eligible for appointment to the board. Members of the board shall serve without compensation, but they may be reimbursed for actual and necessary expenses. Interested people who meet the qualifications may apply by submitting a letter of interest to the Town Hall by Wednesday, May 14, 2025 or by stating his/her interest at the May 20, 2025 Town Council meeting. Applicants are encouraged to attend the May 20, 2025 Town Council meeting. Applicants' letters should include information on whether they reside, lease or own real property inside the Downtown Development Authority boundaries and the location of such property.

/s/ Tiffany O'Connell
Town Clerk

Published in the *Crested Butte News*. Issues of April 18, 25, & May 2 2025. #041805

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

801/803 Red Lady Ave

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on April 29, 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 **Margaret E. Ochs and David J. Ochs** to site an addition on the existing single-family residence and an addition to the existing accessory dwelling to be located at 801 and 803 Red Lady Avenue, Block 65, Lots 17 and 18 in the R1 zone.

Additional requirements:

- Architectural approval is required.
- see attached plans

TOWN OF CRESTED BUTTE
By Kaitlyn Archambault, Planner I



Published in the *Crested Butte News*
Issues of April 18 & 25, 2025. #041806

LEGAL DEADLINE:
TUESDAY AT NOON FOR THAT WEEK’S ISSUE
LEGALS@CRESTEDBUTTENews.COM | 970-349-0500

—LEGAL—

PLEASE TAKE NOTICE that a public hearing of the Crested Butte Town Council will be on the 5th day of May, 2025 at 7PM on Ordinance No. 3, Series 2025 in the Town Council Chambers, located at 507 Maroon Avenue, Crested Butte, CO and on Zoom. Ordinance No. 3, Series 2025 - Ordinance No. 3, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Section 8-2-150 of the Crested Butte Municipal Code.

The public may connect to the meeting via Zoom with the following address:

<https://us02web.zoom.us/j/81306361297>
Join via audio: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 305 224 1968 US +1 309 205 3325 US
Webinar ID: 813 0636 1297

TOWN OF CRESTED BUTTE, COLORADO
/s/ Lynelle Stanford, Town Clerk

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