

Legals

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

**—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.

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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



—NOTICE OF PUBLIC COMMENT PERIOD FOR AN OIL AND GAS APPLICATION, OG-25- 00001—

SUBMITTED BY SG INTERESTS I, LTD
FOR THE DEVELOPMENT OF TWO NEW GAS WELLS FOR THE FALCON SEABOARD 11- 90-12 #3 WELL PAD ON A PARCEL LEGALLY DESCRIBED AS A TRACT OF LAND LOCATED WITHIN SECTIONS 1, 11, 12 AND 13, TOWNSHIP 11 SOUTH, RANGE 90 WEST, 6TH P.M. GUNNISON COUNTY, COLORADO

APPLICANT: SG Interests I, Ltd.

LOCATION: The proposed wells are located on a parcel legally described as a tract of land situated in Sections 1, 11, 12 and 13, Township 11 South, Range 90 West, 6th P.M. The proposed activity will occur in Section 12, Township 11 South, Range 90 West, 6th P.M.

PROPOSAL: The applicant proposes the development of two new gas wells on an existing well pad described as the Falcon Seaboard 11-90-12 #3. There are two existing wells, Falcon Seaboard 11-90-12 #3 and Falcon Seaboard 11-90-12 #5 on the existing well pad. The proposed two new wells are referred to as Falcon Seaboard 11-90-12 #4HC and Falcon Seaboard 11-90-12 #6HC.

COMMENT PERIOD: Comments will be accepted until end of day April 24, 2025. Submit written comments by mail (to the County Community Development Department, 221 N. Wisconsin, Suite D, Gunnison, CO 81230) or by email to cpagano@gunnisoncounty.org. A copy of the application is available in the Gunnison County Community Development Department, 221 N. Wisconsin, Suite D, Gunnison, CO or online at:

<https://gunnisoncounty.org/436/Permit-Database>

Additional information may be obtained by calling the Department at (970) 641-0360.

/s/ Cathie Pagano Assistant County Manager for Community and Economic Development Gunnison County Community Development Department

Published in the *Crested Butte News*. Issue of April 11, 2025. #041103

—DESIGN REVIEW COMMITTEE (DRC)—

**CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION
NOTICE OF PUBLIC MEETING • AGENDA**

CB SOUTH POA, 61 TEOCALLI ROAD • TUESDAY, APRIL 22, 2025

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

Questions about this Agenda/Meeting can be directed to 970- 349-1162 or info@cbsouth.net or viewed at: www.cbsouth.net

5:30 PM Call to Order
5:35 PM Approve Minutes from March 20, 2025
Declaration of Notices
Public Comment

Business:

5:40 PM Design Review for Moran, Single Family Residence, Lot 16, Block 28, Filing #4 AKA 247 Anderson Drive.
6:30 PM Design Review for Kay, Single Family Residence with ADU, Lot 9, Block 16, Filing #3 AKA 486 Bryant Avenue.

Work Session: Discussion and consideration of amendments to the Residential Design

Guidelines, Section 3: Landscape Architecture.

Executive Session: Discussion of legal matters with respect to possible revisions to the Residential Design Guidelines.

Other Business

8:40 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 April 4, 11, & 18 2025. #040407

**—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 for a Zoom invitation

PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Tuesday, April 22, 2025, at 5:30 p.m. for the purpose of considering the following:

Design Review for the application for Design Review for Kay, Single Family Residence with ADU, Lot 9, Block 16, Filing #3, AKA 486 Bryant Avenue. 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 April 7, 2025 to April 21, 2025. Comments may be submitted to the CB South Design Review Manager by email at 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 April 4, 11, & 18 2025. #040405

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

**—MEETING NOTICE—
UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT
BOARD OF DIRECTORS MEETING
MONDAY, APRIL 28, 2025 • 5:30 PM**

The Board of Directors of the Upper Gunnison River Water Conservancy District (UGRWCD) will conduct a regular board meeting on Monday, April 28, 2025 at 5:30 PM at the UGRWCD Offices, 210 W. Spencer Ave., Suite A, Gunnison, CO 81230 and via Zoom video/teleconferencing. Please call the District at (970)641-6065 for the Zoom registration line or any questions.

Published in the *Crested Butte News*. Issue of April 11, 2025. #041106

**—NOTICE OF MAIL BALLOT ELECTION—
§1-13.5-1105(2)(D), 1-13.5-502**

TO WHOM IT MAY CONCERN and particularly to the electors of the Mt. Crested Butte Water & Sanitation District of Gunnison County, State of Colorado

NOTICE IS HEREBY given that a regular election of the Mt. Crested Butte Water & Sanitation District shall be held on Tuesday, May 6, 2025, from 7:00 a.m. until 7:00 p.m. The election is being conducted as a **mail ballot** election. Mail ballots are required to be mailed to eligible electors between 22 and 15 days prior to the election date. At said election, the electors of the District shall vote for Directors to

serve the following terms of office on the Board of Directors of the District: The names of persons nominated as Director for a FOUR-Year Term
Peter Esselstyn
Jonathan Ferrell
Jennifer O'Brien
Carl Tucker
David Clayton
Nancy R. Grindlay
Tomasz "Tom" Rolleczek

The address of the location for application and the return of mail ballots is:
Mt. Crested Butte Water & Sanitation District Office
100 Gothic Rd, PO Box 5740

Mt. Crested Butte, CO 81225
The office is open Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m. beginning April 14, 2025 and from 7:00 a.m. and 7:00 p.m. on Election Day May 6, 2025.
Mt. Crested Butte Water & Sanitation District
Kent Fulton, Designated Election Official
(970) 349-7575x103
finance@mcbwsd.com

Published in the *Crested Butte News*. Issue of April 11, 2025. #041108

**—MOUNTAIN EXPRESS BOARD OF DIRECTORS MEETING—
AGENDA • APRIL 17TH • 9:00 A.M.
MT CRESTED BUTTE COUNCIL CHAMBERS AND ZOOM**

I. Roll Call – 9:00 a.m.
II. Public Comment – 9:05 a.m.
III. Reading and Approval of the Meeting Minutes from March 20th – 9:10 a.m.
IV. Staff Report (questions only) – 9:15 a.m.
V. Unfinished Business – 9:30 a.m.

A. Fehr + Peers Update and Discussion on 5 Year Transit Project

VI. New Business – 10:15 a.m.
VII. Unscheduled Business –

10:20 a.m.
VIII. Schedule Next Board Meeting – 10:25 a.m.
IX. Adjournment – 10:30 a.m.
Zoom Remote Access:
<https://us06web.zoom.us/j/81886967352?pwd=m08CuCQb9I3mn2fZkWyZDUhMhLp5mD.1>
Meeting ID: 818 8696 7352
Passcode: 971137

Published in the *Crested Butte News*. Issue of April 11, 2025. #041107

—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 APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site-specific development plan(s) for construction or subdivision within the Town which creates a three-year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended). The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).
March 25, 2025:

Josh Andrew Breuer and Amy Padgett Breuer: to site a new single-family residence and new access-

sory dwelling to be located at 422 and 422 1/2 Sopris Avenue, Lots 5-6, Block 35 in the R1C zone. A conditional use permit for an accessory dwelling in the R1C zone was granted.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.
TOWN OF CRESTED BUTTE
by Jessie Earley

Published in the Crested Butte News. Issue of April 11, 2025. #041101

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

—CRESTED BUTTE SOUTH METRO DISTRICT—
REQUEST FOR PROPOSAL

The Crested Butte South Metropolitan District (CBSMD) is accepting proposals for all excavation and associated work for the installation of a 6'x6'x8' vault and connections to the existing 8" water main adjacent to 2214 Bryant Ave in Crested Butte South. CBSMD will purchase all parts including pipe, fittings, valves and vault for the project. The contractor will transport all parts to the project site and make the connections to the existing water main. The sequence of the project must be scheduled in the manner to limit the time required for the water main shutoff to 12 hours. The contractor will complete all backfill in accordance with CBSMD road cut document guidelines and return the site to finished grade and vegetation restoration. The project may begin after June 1, 2025 and must be completed by August 1, 2025. Please visit www.cbsouthmetro.net or call 970-349-5480 for the complete details of the project scope. Proposals are due by May 1, 2025 at 4:30 p.m. Proposals will be evaluated and then awarded no later than May 8, 2025.

Published in the Crested Butte News. Issues of March 28, & April 11, 2025. #032802

—NOTICE OF POLLING PLACE ELECTION FOR
GUNNISON COUNTY METROPOLITAN RECREATION DISTRICT—

TO WHOM IT MAY CONCERN and particularly to the electors of the Gunnison County Metropolitan Recreation District ("District") of Gunnison and Saguache Counties, Colorado.

NOTICE IS HEREBY GIVEN that a regular election of the District shall be held on Tuesday, May 6, 2025, during the hours of 7:00 a.m. and 7:00 p.m. The Board of Directors of the District has designated the following polling place(s):

Queen of All Saints Catholic Church
401 Sopris Avenue, Crested Butte, CO
Fred Field Western Heritage Center
275 Spruce Street, Gunnison, CO
At such election, the electors of the

District shall vote for Directors to serve the following terms of office on the Board of Directors of the District:

Two Directors for Four-Year Terms
The names of persons nominated and terms of office for which nominated are as follows:

Dave Wiens for Four-Year Term
Adam Shindler for Four-Year Term
Sharon Mills for Four-Year Term
Shawn Cooper for Four-Year Term
Sean Patrick for Four-Year Term
Sheila Davis for Four-Year Term
GUNNISON COUNTY METROPOLITAN RECREATION DISTRICT
By /s/ Sue Wallace
Designated Election Official

Published in the Crested Butte News. Issue of April 11, 2025. #041102

—TOWN COUNCIL REGULAR MEETING—
APRIL 15, 2025 • 6:00 P.M.
MT. CRESTED BUTTE, COLORADO

The Town Council of the Town of Mt. Crested Butte will have their regular Town Council meeting on April 15, 2025 at 6:00 PM. The agenda and packet will be posted to the Town's website no later than 24 hours prior to the meeting. This meeting will be at the Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte. Please review the meeting agenda on the website for attendance options. Please go to https://mtcrestedbuttecolorado.civicweb.net/portal/ or 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 April 11, 2025. #041105

—NOTICE TO FIRST MORTGAGEES OF UNITS WITHIN
DOUBLETOP CLUSTER UNITS
CONDOMINIUMS ASSOCIATION—

Dated: April 10, 2025

The Doubletop Cluster Units Condominium Association (Association) hereby provides notice to First Mortgagees of Units located within the Doubletop Cluster Units of the First Amendment to the Condominium Declaration for Doubletop Cluster Units Condominiums and First Amendment to Condominium Map as follows:

- 1) Addition of the definition of a short term rental to that of a rental of less than 30 days (Section 2.16);
- 2) Prohibition of any short term rentals (Section 4.10);
- 3) Addition of limited Common Elements of (1) parking spaces to be shown on the Condominium Map; decks appurtenant to the first floor units, and storage sheds to be set forth in amended 2.3 of the Declaration; and adds that Limited Common Elements can be described in the Declaration;
- 4) Equalization of the voting percentages for all Units to 25% (Section 2.10), and deletes the reference to the voting percentage set forth on the Map;
- 5) Equalization of Common

Expenses for all Units to 25% (Section 6.2); with new percentages set forth in Section 2.1:

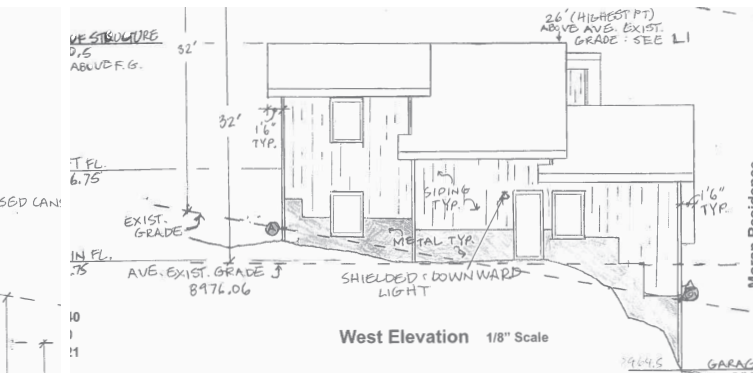
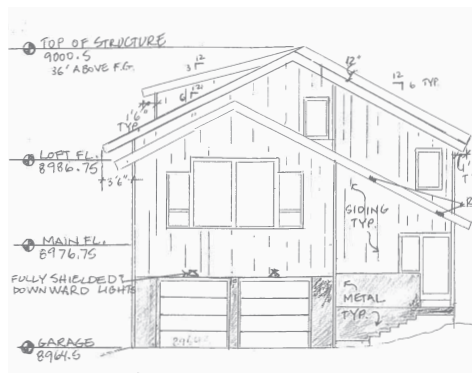
- 6) Amendment of Declaration by Owners amended to 67% to comport with the law; and
- 7) Removal of lender consent. Consistent with the requirement for lender approval in the Condominium Declaration for Doubletop Cluster Units Condominiums, and with procedures set forth in C.R.S. §38-33-3-217(1b), the Association requests your approval of the First Amendments. THE FIRST AMENDMENTS DO NOT AFFECT THE PRIORITY OF TERMS OF YOUR DEED OF TRUST. Your approval of the First Amendments does not require any action or response, and will be considered approved in the absence of a negative response delivered by you within sixty days after the date of this Notice. You may obtain a copy of the First Amendment by submitting your written request to Elizabeth P. Appleton, PC, PO Box 234, Crested Butte, CO 81224.

Published in the Crested Butte News. Issues of April 11 & 18, 2025. #041104

—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 for a Zoom invitation
PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Tuesday, April 22, 2025, at 5:30 p.m. for the purpose of considering the following:
Design Review for the application for Design Review for Moran, Single Family Residence, Lot 16, Block 28, Filing #4, AKA 247 Anderson Drive. 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-refer-

enced project may be submitted in writing to the Design Review Committee. The 14-day public comment period shall be from April 7, 2025 to April 21, 2025. Comments may be submitted to the CB South Design Review Manager by email at drc-manager@cbsouth.net, by mail or in person



to the address listed above. Comments must be professional.

Published in the Crested Butte News. Issues of April 4, 11, & 18 2025. #040406