

Legals

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—AGENDA—
DESIGN REVIEW COMMITTEE (DRC)
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION
NOTICE OF PUBLIC MEETING
TUESDAY, MAY 27, 2025 • CB SOUTH POA, 61 TEOCALLI ROAD

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 April 22, 2025
Declaration of Notices
Public Comment
Business:
5:40 PM Mock Design Review for Educational Purposes Only, Crested Butte Community School Students, Single-Family Residence, Lot 4, Block 9, Filing #2 AKA 79 Blackstock.

- 6:25 PM Design Review for Kay, Single Family Residence with ADU, Lot 9, Block 16, Filing #3 AKA 486 Bryant Avenue.
7:10 PM Design Review CBS Block 6, LLC/Clark Atkinson, CBS Block 6 Townhouses, Lot 11 A-D, Block 6, Filing #2 AKA Street Address TBD.
8:10 PM Design Review Sandra A. Derickson Revocable Trust, Cement Creek Veterinary Hospital Lot 2, Block 6, Filing #2 AKA Street Address TBD.
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 May 9, 16 & 23, 2025. #050910

—LEGAL—

PLEASE TAKE NOTICE, that Ordinance No. 3, 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, May 5, 2025, in the Town Offices at 507 Maroon Avenue, Crested Butte, Colorado:

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 full text of Ordinance No. 3, 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 May 9, 2025. #050907

—NOTICE OF BOARD OF ZONING AND ARCHITECTURAL REVIEW —
(BOZAR) MEMBERS' PARTICIPATION IN A TOWN COUNCIL WORK SESSION TOWN OF CRESTED BUTTE, COLORADO

Please Take Notice, of BOZAR members' participation during the Town Council's work session on Monday, May 19, 2025, for the following purpose:
6:00PM to 8:00PM 1) Redefined Draft Community Plan.
The work session will take place in the Town Council Chambers at Crested Butte Town Hall; 507 Maroon Avenue; Crested Butte, CO 81224 and on Zoom.
Please use the address below to join the Zoom webinar:
<https://us02web.zoom>.

us/j/89941693035
Join via audio: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 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
Webinar ID: 899 4169 3035
TOWN OF CRESTED BUTTE, COLORADO
/s/ Lynelle Stanford, Town Clerk
Published in the Crested Butte News. Issue of May 9, 2025. #050908

—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2025-004

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On February 18, 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) 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 \$126,782.09
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 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.

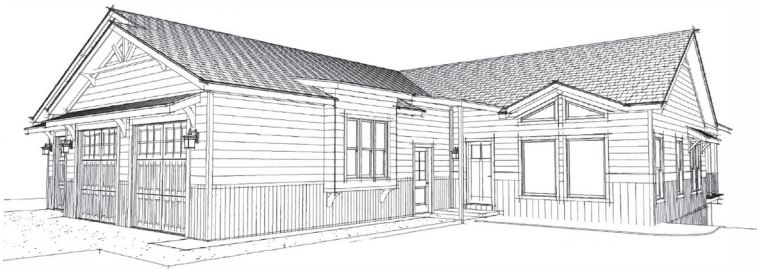
NOTICE OF SALE

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, 06/18/2025, 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 5/2/2025
Last Publication 5/30/2025
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: 02/18/2025
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:
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 # 00000010355501
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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—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, May 27, 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 May 12, 2025 to May 26, 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 May 9, 16 and 23 2025. #050906



—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.

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| 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 |
| Date of Deed of Trust | Gunnison |
| County of Recording | November 17, 2020 |
| Recording Date of Deed of Trust | 671265 |
| Recording Information (Reception No. and/or Book/Page No.) | \$115,862.00 |
| Original Principal Amount | \$107,336.03 |
| 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.

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| 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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Published in the *Crested Butte News*. Issues of April 25, May 2, 9, 16 and 23, 2025. #042501



—AGENDA—
TOWNS OF CRESTED BUTTE AND MT. CRESTED BUTTE
WEDNESDAY, MAY 14, 2025
JOINT WORK SESSION HOSTED BY THE TOWN OF CRESTED BUTTE
HELD AT THE CENTER FOR THE ARTS – THE KING COMMUNITY ROOM
606 6TH STREET; CRESTED BUTTE, CO • 6PM TO 8PM

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|---|---|
| 6:00 Seating and Dinner Service | grated approach to the impact of federal funding cuts. |
| 6:15 Introductions - Crested Butte Mayor Ian Billick | 7:45 Other Discussion Items |
| 6:20 Discussion on service level expectations for 2026, inclusive of all services (fixed, on demand and late night). Funding gaps will be identified and there will be discussion with the Mountain Express Board on long-term funding options. | 8:00 Adjournment |
| 7:05 Discussion regarding an inte- | <i>The times are approximate. The meeting may move faster or slower than expected.</i> |

Published in the *Crested Butte News*. Issue of May 9, 2025. #050909

—NOTICE AS TO PROPOSED BUDGET MEETING—
AND PUBLIC HEARING
LAKE SAN CRISTOBAL WATER ACTIVITY ENTERPRISE AT THE LAKE CITY FIREHOUSE CONFERENCE ROOM, 131 HENSON ST., LAKE CITY, CO 81235 AND VIA ZOOM VIDEO/TELECONFERENCE ON TUESDAY, MAY 20, 2025 AT 3:00 P.M.

Notice is hereby given that a proposed Budget for the year beginning July 1, 2025 and ending June 30, 2026, will be considered by the Board of Directors of the Lake San Cristobal Water Activity Enterprise. Adoption of the proposed Budget will be discussed at a public hearing during the regularly scheduled meeting of the Board of Directors on May 20, 2025 commencing at 3:00 p.m. Any interested party may file objections to the proposed budget at any time prior to the final adoption of the budget. The Budget will be available for inspection prior to the meeting. For information on the Zoom video/teleconferencing option, please contact the Upper Gunnison River Water Conservancy District at (970)641-6065.

Published in the *Crested Butte News*. Issue of May 9, 2025. #050903

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

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| Location: CB South POA office, 61 Teocalli Road, Crested Butte, CO 81224 | South P.O.A. Office, 61 Teocalli Road by appointment. |
| Join virtually: Email staff@cbsouth.net for a Zoom invitation | 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 May 12, 2025 to May 26, 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. |
| PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Tuesday, May 27, 2025, at 5:30 p.m. for the purpose of considering the following: <i>Design Review</i> for the application for Design Review Sandra A. Derickson Revocable Trust, Cement Creek Veterinary Hospital Lot 2, Block 6, Filing #2 AKA Street Address TBD. A complete set of plans can be viewed at the Crested Butte | Published in the <i>Crested Butte News</i> . Issues of May 9, 16 and 23 2025. #050904 |

—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2025-005

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On February 25, 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.

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| Original Grantor(s) | Haythem Dawlett |
| Original Beneficiary(ies) | Washington Mutual Bank, FA |
| Current Holder of Evidence of Debt | JPMorgan Chase Bank, National Association |
| Date of Deed of Trust | June 14, 2007 |
| County of Recording | Gunnison |
| Recording Date of Deed of Trust | June 21, 2007 |
| Recording Information (Reception No. and/or Book/Page No.) | 576233 |
| Original Principal Amount | \$2,833,500.00 |
| Outstanding Principal Balance | \$2,082,513.56 |

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 S-35, SKYLAND, INITIAL FILING, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AT RECEPTION NO. 363852, COUNTY OF GUNNISON, STATE OF COLORADO.
Purported common address: 303 FOREST LN, CRESTED BUTTE, CO 81224.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 06/25/2025, 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.

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| First Publication | 5/9/2025 |
| Last Publication | 6/6/2025 |
| 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: 02/25/2025
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:
Holly Shilliday #24423
Ilene Dell'Acqua #31755
McCarthy & Holthus, LLP 7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
Attorney File # CO-25-1008337-LL
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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Published in the *Crested Butte News*. Issues of May 9, 16, 23, 30 and June 6, 2025. #050901



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

—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, May 27, 2025, at 5:30 p.m. for the purpose of considering the following:
Design Review for the application for **Design Review CBS Block 6, LLC/ Clark Atkinson, CBS Block 6 Townhouses, Lot 11 A-D, Block 6, Filing #2 AKA Street Address TBD.** 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 May 12, 2025 to May 26, 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 May 9, 16 and 23 2025. #050905

