

Legals

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

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

A “vested property right” gives the following applicant(s) the right to undertake the development subject to the condition(s) of approval of the site-specific development plan(s).

LUC-23-00009. Applicant Ron Weber proposes construction of a two-story single-family residence with an attached garage (including a storage loft), connected by an open breezeway, and a grade-level patio. The project site is a vacant, forested parcel at the end of Saddle Ridge Road. This project is classified as a Minor Impact Project due to the proposed structures breaking the Ridgeline Vantage from points along CO-135. LOT 18, TRAPPERS CROSSING AT WILDCAT, ACCORDING TO THE AMENDED PLAT THERE-OF RECORDED OCTOBER 30, 1992 UNDER RECEPTION NO 438114 AND AS MODIFIED BY THE BOUNDARY LINE ADJUSTMENT RECORDED NOVEMBER 11, 1996 IN BOOK 773 AT PAGE 699, COUNTY OF GUNNISON, STATE OF COLORADO.

/s/ Hillary Iza Seminick, AICP
Planning Director
Gunnison County Community Development Department

Published in the *Crested Butte News*. Issue of June 13, 2025. #061304

—LEGAL—

The Town of Mt. Crested Butte Town Council is seeking letters of interest from qualified individuals for the position of Municipal Court Judge. A qualified candidate for the Municipal Court Judge position has been admitted to the Colorado Bar, is currently licensed to practice law in the State of Colorado and is a Gunnison County Resident. To apply for the position, please submit a letter of interest and your resume to tocon-	nell@mtcb.colorado.gov or Tiffany O’Connell, Town Clerk, Town of Mt. Crested Butte, PO Box 5800, Mt. Crested Butte, CO 81225. For more information regarding the position please go to mtcb.colorado.gov. Priority will be given to applications received before June 30, 2025.
	Published in the <i>Crested Butte News</i> . Issues of June 13, 20 & 27, 2025. #061301

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 24, 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: Follow up review requested by the Board pertaining to the application of **Franklin D. Guidone and Elizabeth A. Guidone** for the proposed chimney on the west elevation of the new single-family residence and one cold accessory building and one heated building to be located at 75 Pyramid Avenue, Lot T3, Slate River Subdivision in the R1F zone.

Additional requirements:

- **Architectural approval is required.**

TOWN OF CRESTED BUTTE
By Kaitlyn Archambault, Planner I

Published in the *Crested Butte News*. Issues of June 13 & 20, 2025. #061305

—NOTICE OF CB SOUTH P.O.A. BOARD MEMBER ELECTIONS —
REQUEST FOR NOMINATIONS

If any property owners are interested in running for a seat on the P.O.A. Board of Directors, we are taking nominations now through Thursday, July 10, 2025, 4 pm deadline. Nomination forms are available at the P.O.A. Office or on our website (www.cbsouth.net). All nominees must be a property owner and Association member, in good standing with all 2025 Dues to be paid in full. The Board of Directors position is a 2-year commitment. Please return your nomination form to 61 Teocalli Road or email	it to poamanager@cbsouth.net. Please state the following at a minimum: your name, address, length of ownership in CB South, occupation, and include a brief biography with your reason for wanting to serve. Thank you, Crested Butte South Property Owners Association Derek Harwell Association Manager
	Published in the <i>Crested Butte News</i> . Issue of June 13, 2025. #061302

—TOWN COUNCIL REGULAR MEETING—
MT. CRESTED BUTTE, COLORADO
JUNE 17, 2025 • 6:00 P.M.

The Town Council of the Town of Mt. Crested Butte will have two work sessions starting at 4:00 P.M. on Tuesday, June 17, 2025. The regular Town Council meeting will start 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>

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—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2025-007

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 28, 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)	DAVID L DIMMOCK
Original Beneficiary(ies)	MERRILL LYNCH CREDIT CORPORATION
Current Holder of Evidence of Debt	HSBC BANK USA, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST
	SERIES MLCC 2006-3 MORTGAGE PASS-THROUGH CERTIFICATES
	June 24, 2006
	Gunnison
	June 27, 2006
	567391
	\$620,000.00
	\$421,616.15

Date of Deed of Trust
County of Recording
Recording Date of Deed of Trust
Recording Information (Reception No. and/or Book/Page No.)
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 16B, VILLAS AT MT. CRESTED BUTTE PHASE III, ACCORDING TO THE SUPPLEMENTAL MAP RECORDED JULY 5, 2006 BEARING RECEPTION NO. 566608 OF THE RECORDS OF GUNNISON COUNTY, COLORADO, COUNTY OF GUNNISON, STATE OF COLORADO,
Purported common address: 211 MINERAL POINT ROAD, MOUNT CRESTED BUTTE, CO 81225.
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, 07/30/2025, 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	6/13/2025
Last Publication	7/11/2025
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: 03/28/2025
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 # 00000010412211

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, June 24, 2025, at 5:30 p.m. for the purpose of considering the following: <i>Design Review</i> for the application for	Design Review for Terwilliger, Duplex Residence, Lot 3, Block 1, Filing #1 AKA 45 Cascadilla St. 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 June 10, 2025 to June 24, 2025. Comments may be submitted to the CB South Design Review Manager by email at drcmanger@cbsouth.net, by mail or in person to the address listed above. Comments must be professional.
		Published in the <i>Crested Butte News</i> . Issues of May 30, June 6 & 13, 2025. #053008



—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, June 24, 2025, at 5:30 p.m. for the purpose of considering the following: <i>Design Review</i> for the application for Design Review for Evans, Single Family Residence, Lot 32, Block 12, Filing #2, AKA 712 Shavano Street. 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	Design Review for Evans, Single Family Residence, Lot 32, Block 12, Filing #2, AKA 712 Shavano Street. 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 June 10, 2025 to June 24, 2025. Comments may be submitted to the CB South Design Review Manager by email at drcmanger@cbsouth.net, by mail or in person	to the address listed above. Comments must be professional.
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