

**KNOWN INTERESTED PARTY NOTICE OF APPLICATION FOR A PUBLIC AUCTION OF A  
CERTIFICATE OF OPTION FOR TREASURER'S DEED**

**Tax Lien Sale Certificate No. 2021-0124**

**Schedule/Account No. R010804**

**Treasurer's Deed No. 2025-04**

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the Same was Taxed or Specially Assessed, and to all Persons having an Interest or Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: **L. DARRELL ABELN & BUFFALO PLAINS 22, LLC** (See complete mailing list on website listed below)

You and each of you are hereby notified that on **11/5/2021** the County Treasurer of the County of Montezuma, in the State of Colorado, sold at public tax lien sale to **FIG CO19, LLC** and transferred to **BUFFALO PLAINS 22, LLC** the following described real estate situate in the County of Montezuma, State of Colorado, to wit:  
**LEGAL DESCRIPTION: THE N1/2S1/2NW1/4NW1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 16 WEST, N.M.P.M., LYING AND BEING IN THE SOUTHERN ADDITION TO THE CITY OF CORTEZ, COUNTY OF MONTEZUMA, STATE OF COLORADO** and said County Treasurer issued a Certificate of Purchase therefore to **FIG CO19, LLC** and transferred to **BUFFALO PLAINS 22, LLC**. That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year **2020** and real estate was taxed or specially assessed in the name(s) **L. DARRELL ABELN**.

That said, **BUFFALO PLAINS 22, LLC** on **01/16/2025**, the present holder of said certificate, has made request upon the Treasurer of said County by presenting an Application for a Public Auction of a Certificate of Option for Treasurer's Deed pursuant to C.R.S. 39-11.5-101 for initiation of the process for a deed to said real estate; Notice Is Hereby Given that on the first possible Auction date (unless the Auction is continued\*) at **10 a.m. on Tuesday, July 15, 2025, at Montezuma County Treasurer's Office, 140 W Main St Ste #2, Cortez, Colorado**, I will sell at Public Auction to the highest and best bidder for cash, the said real property and all interest of said Lawful Holder, Lawful Holders' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Application for a Public Auction of a Certificate of Option for Treasurer's Deed, plus fees, expenses of sale and other items allowed by law, and will deliver to the purchaser a Certificate of Option, all as provided by law.

Said property may be redeemed at any time prior to the actual Public Auction. Per C.R.S. 39-11-128(b) Publication dates are March 26<sup>th</sup>, April 2<sup>nd</sup>, and April 9<sup>th</sup>, 2025 in the Journal. This notice is being mailed on **03/20/2025** to all parties on the mailing list. Visit the Montezuma County website at <https://montezumacounty.org/treasurer-public-trustee/> for file updates.

/s/ Ellen Black

Montezuma County Treasurer



**MAILING LIST**  
**TREASURER'S DEED #2025-04**

**Tax Lien Cert # 2021-0124**  
**Account # R010804**

L. DARRELL ABELN  
C/O SHAWN ABLEN  
806 S OAK ST  
CORTEZ, CO 81321

DAMON D ABELN  
90 COUNTY ROAD 509  
IGNACIO, CO 81137

L. DARRELL ABELN  
C/O SHAWN ABLEN  
443 E MONTEZUMA AVE  
CORTEZ, CO 81321

GINA ABELN  
90 COUNTY ROAD 509  
IGNACIO, CO 81137

**INVESTOR**

BUFFALO PLAINS 22 LLC  
1000 RIVERSIDE AVE #400  
JACKSONVILLE, FL 32204