



NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED

TD 2025-12

To all current occupants, owners, parties of interest, and to all others listed on the mailing list on file at the Treasurer's Office:

You are hereby notified that on **November 8, 2019**, the Treasurer of Montezuma County, Colorado, sold a tax lien on the following property at public sale to **Cynthia A. Reedy, Karen D. Kumke, Cheryl J. Otto, Judith L. Keller, & Kathy A. Sullivan** ("COP HOLDER"):

LEGAL DESCRIPTION: Section: 10 Township: 36 Range: 16 50% MIN INT(MC) SE1/4SE1/4; E 5AC OF SW1/4SE1/4; E 36AC OF NE1/4SE1/4; 81AC B 139 P 513

PARCEL NUMBER: 990600000017

SCHEDULE NUMBER: N000465

A **Certificate of Purchase 2019-00269** was issued to the COP HOLDER for unpaid property tax for the year 2021. The property was assessed in the name of: **Carl B. Holman Estate** ("PROPERTY OWNER").

On **December 15, 2025**, **Cynthia A. Reedy, Karen D. Kumke, Cheryl J. Otto, Judith L. Keller, & Kathy A. Sullivan** ("LAWFUL HOLDER"), the current certificate holder, filed an Application for a Public Auction of a Certificate of Option for Treasurer's Deed (COO), under C.R.S. 39-11.5-101.

NOTICE: The property will be sold at public auction to the highest bidder at **9:00 a.m. on Tuesday, June 23, 2026**, at **140 W. Main St., Ste 2, Cortez, Colorado**. The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges.

The property may be redeemed at any time before the actual public auction.

Dated: April 28, 2026

/s/ Ellen Black, Montezuma County Treasurer
County of Montezuma
State of Colorado

Mailing List

Tax Lien Cert # 2019-00269
Account # N000465

Carl B. Holman Estate
Ms. Kathy Lombardy
6555 Schneider Way #536
Arvada, CO 80004

James Carl Holman
RR3 Box 30 M
Madill, OK 73446-9213

Helen Juanita Leonard
6555 Schneider Way #210
Arvada, CO 80004-3368

Audrey Kathleen Lombardy
8370 W. 63rd Ave
Arvada, CO 80004-3418

INVESTOR

Cynthia A. Reedy, Karen D. Kumke, Cheryl J. Otto,
Judith L. Keller, & Kathy A. Sullivan
101 Hash Lane
Grottoes, VA 24441