

**NOTICE OF PUBLIC AUCTION SALE OF REAL PROPERTY FOR DELINQUENT PROPERTY TAXES  
STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT PROPERTY TAX DIVISION (505) 827-0883**

Notice is hereby given that, pursuant to provisions of Section 7-38-65 NMSA 1978, the Property Tax Division of the Taxation and Revenue Department will offer for sale at public auction, in Mora County, beginning at:

**TIME: 10:00 AM**

**DATE: Wednesday, May 31, 2023**

**LOCATION: MORA COUNTY, 1 COURTHOUSE DRIVE, MORA NM 87732**

**REGISTRATION WILL CLOSE PROMPTLY AT START OF SALE. CONTACT PROPERTY TAX DIVISION OR COUNTY TREASURER FOR EXACT LOCATION WHERE AUCTION WILL BE CONDUCTED.**

- 1. All persons intending to bid upon property are required to register and obtain a bidder's number from the auctioneer and to provide the auctioneer with their full name, mailing address, telephone number. Deeds will be issued to registered names only. Conveyances to other parties will be the responsibility of the buyer at auction. Persons acting as "agents" for other persons will register accordingly and must provide documented proof as being a bona fide agent at time of registration. A trustee of the board of a community land grant-Merced governed pursuant to the provisions of Chapter 49, Article 1 NMSA 1978 or by statutes specific to the named land grant-Merced, who wishes to register to bid pursuant to the provisions of Section 7-38-67(H) NMSA 1978, will register accordingly and must provide documented proof as being a bona fide Trustee of the board at time of registration. REGISTRATION WILL CLOSE PROMPTLY AT START OF SALE. CONTACT PROPERTY TAX DIVISION OR COUNTY TREASURER FOR EXACT LOCATION WHERE AUCTION WILL BE CONDUCTED.**
- 2. A sale properly made under the provisions of Section 7-38-67 NMSA 1978, constitutes full payment of all delinquent taxes, penalties, and interest that are a lien against the property at the time of the sale, and the sale extinguishes this lien. The sale does not extinguish any other liens.**
- 3. The description of the real property is required by Section 7-38-67 NMSA 1978 to be sufficient to permit its identification and location by potential purchasers. Prospective buyers shall not trespass onto any listed property nor contact or disturb the occupants, if any, for the purpose of gathering information about any listed property.**
- 4. Section 7-38-74 NMSA 1978, prohibits officers or employees of the State or any of its political subdivisions engaged in the administration of the Property Tax Code from directly or indirectly acquiring an interest in, buying, or profiting from any property sold by the Property Tax Division for delinquent taxes. However, an officer or employee may purchase property offered for sale if the officer or employee is and was the owner at the time the taxes became delinquent. Any officer or employee violating Section 7-38-74 NMSA 1978 is guilty of a fourth-degree felony and shall be fined not more than \$5000.00 or imprisoned for not less than one year nor more than five years or both and he shall be removed from office or have his employment terminated upon conviction. A real property sale in violation of Section 7-38-74 NMSA 1978 is void.**
- 5. The board of trustees of a community land grant-Merced governed pursuant to the provisions of Chapter 49, Article 1 NMSA 1978 or by statutes specific to the named land grant-Merced shall be allowed to match the highest bid at a public auction, which shall entitle the board of trustees to purchase the property for the amount bid if (1) the property is situated within the boundaries of that land grant-Merced as shown in the United States patent to the grant; (2) the bid covers all past taxes, penalties, interest and costs due on the property; and (3) the land becomes part of the common lands of the land grant-Merced. The registered representative of the board of trustees, may bid pursuant to the provisions of Section 7-38-67(H) NMSA 1978 only on properties offered for sale that are specifically in their land grant-Merced.**

6. Successful bidders are required to make payment in full prior to the conclusion of the auction. Payment is required to be by money order, certified check, cashier's check, a personal or business check if accompanied by a bank letter of credit that guarantees payment in the amount of or in excess of the amount of the bid. Checks shall be drawn to the order of the Property Tax Division of the Taxation and Revenue Department. The Department reserves the right to not accept bids from a bidder who fails to make payment at future auctions. The bidder shall be responsible for all costs, expenses, and attorney fees expended in the collection of accepted bids.

7. Upon receiving payment for the real property sold for delinquent taxes, the Property Tax Division shall execute and deliver a deed to the purchaser. Until a deed, which consummates the sale is received from the Division, a successful bidder has no right of entry to property purchased. The deed conveys all the former property owner's interest in the real property as of the date the state's lien for real property taxes arose in accordance with the Property Tax Code, subject only to perfected interests in the real property existing before the date the property tax lien arose. The property tax lien against real property arises on January 1, of the tax year for which the taxes are imposed. The State of New Mexico warrants no title to property purchased at public auction sale.

8. The former real property owner or anyone claiming through him may bring an action in District Court challenging the conveyance no later than two years from the date of sale.

9. Property sold at public auction may be subject to a 120-day Federal (IRS) Redemption period.

10. In the event a sale is rescinded, only the amount paid for the property at the sale will be refunded. Expenses incurred by the buyer in connection with the sale or interest on the purchase amount will not be paid to the buyer regardless of the basis for the rescission.

11. The sale price of real property at this public auction sale is not to be taken or considered as being the value of that property for property taxation purposes. Information pertaining to the current value can be located in the County Assessor's office.

12. The registered bidder and the Department stipulate that at no time did the Department take or hold title to any property which was subject to the delinquent tax auction. The registered bidder states that at no time did the Department make any representation to him/her or any third person about the property or any environmental condition or danger on or arising from the property. The registered bidder states that he/she has bid at the delinquent property tax auction without any inducement or representation by the Department of any kind. Should the registered bidder become a successful buyer, the successful buyer agrees to fully indemnify, defend and hold-harmless the Department from any claim that the successful buyer or any third party may have, now or in the future, arising from or relating in any way to any environmental contamination, degradation or danger of any kind, whether known or unknown, on any property purchased at this public auction. This indemnification and agreement to defend and hold-harmless covers any environmental condition arising at any time and has perpetual duration.

13. The auctioneer reserves the right to withdraw from sale any of the properties listed below, to sell any of the property listed below together, or to sell only a portion of any of the properties listed below. If any dispute arises among the bidders, the auctioneer's decision with respect to the dispute is final, and the auctioneer may auction the property again, in his discretion. The auctioneer reserves the right to reject any and all bids. The Department reserves the right to re-offer any property for less than the minimum bid if the property did not sell for an amount equal to, or greater than, the minimum bid.

**REGISTRATION WILL CLOSE PROMPTLY AT START OF SALE. CONTACT PROPERTY TAX DIVISION OR COUNTY**

**TREASURER FOR EXACT LOCATION WHERE AUCTION WILL BE CONDUCTED.**

**Item #1**

Case: 14512

UPC: 1104133293431

Account: 0104000

Delinquent Owner: RACHEL MAESTAS

Simple Description: Off State Rd 120 in Ocate

Minimum Bid: \$4,100.00

Property Description: Township 23 N Range 18 E Section 32 FOLDER 6132 N-BY STATE LAND & LAND OF EMMA T LOPEZ S-STATE RD #120, PUBLIC RD TO EL OJITO E-EMMA T LOPEZ & EMILIANA M MARTINEZ W-TONY DURAN BK, 31, PG. 486 BK. 64, PG. 3

**Item #2**

Case: 14548

UPC: 1090124274190

Account: 0132940

Delinquent Owner: MARTIN, DANNY L. AND DAVID W.

Simple Description: In Trumble Canyon off State Raod 434

Minimum Bid: \$6,400.00

Property Description: Township 21 N Range 15 E Section 13 FOLDER 370A 10.08 ACRES BK. 31 PGS. 506, BK. 72 PG. 100 BK. 76 PG. 343 & 345-347 (WD #20091221) \*\*\*2013 NOV RETURNED 4/18/13\*\*\*

**Item #3**

Case: 14549

UPC: 1090125100158

Account: 0133340

Delinquent Owner: DEAN AND ERIKA SHUMAN, DUBLIN, RICHARD L.

Simple Description: In Trumble Canyon off State Road 434

Minimum Bid: \$9,700.00

Property Description: Township 21 N Range 15 E Section 12 FOLDER 370A 112.6 ACS. (BK. 28, PGS. 260-262)(BK 67, PGS 428-431)(BK 97, PGS 332-334) (INST#20101277)(SWD# 20170684)

**Item #4**

Case: 14555 **REMOVED**

UPC: 1090116513184

Account: 0001393

Delinquent Owner: GLEN A. VALDEZ

Simple Description: Off County Road A011 in Las Aguitas.

Minimum Bid: \$600.00

Property Description: Township 20 N Range 15 E Section 25 1.37 ACRES FOLDER 25-25 N-LOUELLA VALDEZ E- GLEN VALDEZ S- MELVIN HERRERA W- MAXIMINIO VALDEZ (WD# 20150686) (EASMENT 20140035) OUT OF ACT 119500/UPC 520-182

**Item #5**

Case: 14559

UPC: 1094128465146

Account: 0142240

Delinquent Owner: TORRES, EDUARDO MRS. ESTATE

Simple Description: Off State Road 434 in Coyote.

Minimum Bid: \$7,100.00

Property Description: Township 22 N Range 15 E Section 27 FOLDER 4927 COYOTE AREA 75.00 ACRES N-CASTILLO HEIRS S- HEIRS OF ERMINIA CASTILLO E-PUBLIC ROAD W-TURQUILLO LINE (BK. 0-26 PG. 615-616)

**Item #6**

Case: 14565

UPC: 1094134470031

Account: 0147180

Delinquent Owner: THOMAS W AND GENEVA J WRIGHT, WRIGHT, THOMAS W. AND GENEVA J

Simple Description: In Sierra Bonita Estates S/D

Minimum Bid: \$2,200.00

Property Description: SIERRA BONITA ESTATES UNIT 3 LOT B6 FOLDER 59-K MAP 59-27 .89 ACRE LOT B6 SIERRA BONITA ESTATES UNIT 3 BK. 34, PG. 433

**Item #7**

Case: 14579

UPC: 1085117128295

Account: 0161100

Delinquent Owner: BENJAMIN AND VANGIE VALDEZ

Simple Description: Off upper Morphy Valley Rd on Morphy Lake.

Minimum Bid: \$800.00

Property Description: Township 20 N Range 15 E Section 19 FOLDER 2519 1.19 ACRES N-SALOMON C. MARTINEZ S-SUMA DE LA LAGUNA SECA E-QUINTANA & MASCARENAS W-MONTY PAUL JR/CAROL WILLIAMS BK. 35, PG. 492

**Item #8**

Case: 14582

UPC: 1087116037166

Account: 0165160

Delinquent Owner: LEROY MARTINEZ, RUBEL ESTATE AND FEDERICO MARTINEZ

Simple Description: Off County Road A042 in LeDoux.

Minimum Bid: \$600.00

Property Description: Township 20 N Range 15 E Section 28 FOLDER 2528 1 AC. N-PUBLIC ROAD S-MACARIO ROMERO E-PUBLIC ROAD W-JACOBO ABEYTA W.D. #20080273

**Item #9**

Case: 14609

UPC: 1083123066296

Account: 0182060

Delinquent Owner: HALLENBERGER JIM E AND HALLENBERGER RANDAL B

Simple Description: On County Road B022 in Canoncito.

Minimum Bid: \$9,100.00

Property Description: Township 21 N Range 14 E Section 23 FOLDER 36 70.60 ACRES TRACT-2 WITHIN HOLDING CLAIM# 5649 N-BLAKE & PEGGY SUMPTER S-NATIONAL FOREST E-ROAD W-ADELA MAESTAS PRQCD#2012003 (WDJT INST# 20150490) 2012-GRAZED BY ROY LUJAN AG FORM ON FILE

**Item #10**

Case: 14628

UPC: 1123121383122

Account: 0197980

Delinquent Owner: GERARD P. AND ROBERT P. RYAN, RANDALL R ROMERO

Simple Description: On Catron Ave in Wagon Mound.

Minimum Bid: \$300.00

Property Description: Township 0 Range 0 Section 0 FOLDER 000E BLOCK E GARCIA ADDITION 1 LOT N-UNKNOWN OWNER S-UNKNOWN OWNER E-ALLEY W-CATRON AVENUE (BK. 40 PGS. 196-7) (DEED# 20180630)

**Item #11**

Case: 14633

UPC: 1125132460580

Account: 0206420

Delinquent Owner: ANDREW TYLER

Simple Description: Off I-25 North of Wagon Mound by Nolan.

Minimum Bid: \$900.00

Property Description: Township 22 N Range 21 E Section 2 FOLDER 0054 14.48 ACS.

**Item #12**

Case: 14634

UPC: 1127113066462

Account: 0207140

Delinquent Owner: NATHAN SHAYLOR ALLEY

Simple Description: Off State Road 271 about eight miles SE of Wagon Mound.

Minimum Bid: \$2,800.00

Property Description: Township 19 N Range 22 E Section 7 FOLDER 0019 49.00 ACS LOT 1 (BK. T-6, PG. 144-145) (BK. 66 PG.37-38)(BK. 67, PG. 309) (INST# 20100247)

**Item #13**

Case: 14660

UPC: 1092128172142

Account: 0238320

Delinquent Owner: C AND S LAND COMPANY HAROLD D. SOUTHWARD

Simple Description: Off State Road 434 on County Road A040 in Solis Canyon.

Minimum Bid: \$2,500.00

Property Description: GOLDEN WEST LAND LOT PT3 FOLDER 49-G 13.33 ACS SOLIZ CANYON TRACT (BK. T-6, PG. 366)(BK. 0-36, PG. 194-196 & 3790)(BK. 60, PG. 220- 221)(BK. 61, PG. 567)

**Item #14 REMOVED**

Case: 14662

UPC: 1093133322309

Account: 0240540

Delinquent Owner: DICKINSON, JOHN AND KANDY C/O BRENT AND SUZETTE DICKINSON

Simple Description: Off State Road 343 W of Sierra Bonita Estates.

Minimum Bid: \$700.00

Property Description: Township 23 N Range 16 E Section 33 FOLDER 59-33 1.33 ACS LOT 2-B BK. 64, PGS. 143-154 (BK. 84, PG. 322-323) W SIERRA BONITA (NOTICE OF LIS PENDENS #20140009) (RELEASE OF LIS PENDENS#20140995)

**Item #15 REMOVED**

Case: 14666

UPC: 1100132412373

Account: 0251280

Delinquent Owner: BOWDEN, ANNETTE LUCERO

Simple Description: Off State Road 442 on County Road C004 west of Los Huerros.

Minimum Bid: \$200.00

Property Description: Township 22 N Range 17 E Section 3 FOLDER 50-3 5.47 ASP# 290-B PARCEL B (BK. 72, PG. 134) 2009-GRAZED BY VIOLA VIGIL/I. ARMAN

**Item #16 REMOVED**

Case: 14668

UPC: 1090114170483

Account: 0261200

Delinquent Owner: FRANCES B. GARCIA

Simple Description: On County Road A012 in North Carmen.

Minimum Bid: \$1,100.00

Property Description: Township 19 N Range 15 E Section 1 FOLDER 12-01 2.359 ACS. PARCEL A-1 N-ANTONIO CHAVEZ S-PUBLIC ROAD E-ANTONIO CHAVEZ W-ANSELMO CHAVEZ PLAT #432-B BK. 78, PG. 168

**Item #17**

Case: 14669

UPC: 1099137370190

Account: 0261520

Delinquent Owner: YOUNG, JOANN TRUSTEE YOUNG FAMILY TRUST

Simple Description: Off State Road 120 W of Ocate.

Minimum Bid: \$600.00

Property Description: Township 23 N Range 17 E Section 9 FOLDER 60 .99 OF AN ACRE (BK. 78, PG. 652-653)(BK. 0-35, PG. 491-492)(BK. 73, PG. 59-61)

**Item #18 REMOVED**

Case: 14688

UPC: 1087119092420

Account: 0000545

Delinquent Owner: TERESA DOMINGUEZ

Simple Description: Off State Road 518 in Rio La Casa.

Minimum Bid: \$400.00

Property Description: Township 20 N Range 15 E Section 9 FOLDER #25-9 1.24 ACS. N-FRANK A. MTZ JR. S-CATHY MARTINEZ E-16` EASEMENT & HEIRS OF JOSE & ROMANITA MAESTAS W-ANDREW JARAMILLO BK. 0-29, PG. 504 BK. 62 PG. 366 BK. 84, PG 255 (INST#20100368)

**Item #19 REMOVED**

Case: 14693

UPC: 1090115249103

Account: 0000957

Delinquent Owner: ANTONIO G. CHAVEZ

Simple Description: On County Road A012 in North Carmen.

Minimum Bid: \$4,300.00

Property Description: Township 20 N Range 15 E Section 36 FOLDER 25-36 11.661 ASPS N-N/F EMILIA C.VIGIL S-ADOBE ENCANTADOS INC. E-ALFONSO CHAVEZ W-TEODORO MTZ. (WD#20130642)

**Item #20 REMOVED**

Case: 14694

UPC: 1090114153495

Account: 0000958

Delinquent Owner: ADOBE ENCANTADOS INC. C/O ANTONIO CHAVEZ

Simple Description: On County Road A012 in North Carmen.

Minimum Bid: \$1,600.00

Property Description: Township 19 N Range 15 E Section 1 FOLDER 12-1 4.00 ACRES ASPS N-ANTONIO CHAVEZ S-COUNTY ROAD E-ALFONSO CHAVEZ W-TEODORO MTZ. (WD#20130642)

**Item #21 REMOVED**

Case: 31238

UPC: 1093133318435

Account: 0140540

Delinquent Owner: JAMES D. AND SHIRLEY M. ROGERS TRUST

Simple Description: Off State Road 434 West of Sierra Bonita Estates.

Minimum Bid: \$500.00

Property Description: Township 23 N Range 16 E Section 33 FOLDER 59-33 1.59 ACRES BK. 0-36, PGS. 417-419 BK. 54, PGS. 136-137 (BK. 95, PG. 533-535) WEST OF SIERRA BONITA (WD# 20180335)

**Item #22 REMOVED**

Case: 31249

UPC: 1087114477347

Account: 0164380

Delinquent Owner: MEEKINS, DONALD R AND ELLEN C C/O JOHN MICHAEL DIBBLE AND

Simple Description: Off State Road 94 South of Ledoux.

Minimum Bid: \$400.00

Property Description: Township 19 N Range 15 E Section 4 FOLDER 1204 5 ACS. N-MICHAEL RUBEY S-JOHN DIBBLE & RUTH DEYO E-CLARK BREEDING & SANDRA COKER W-MICHAEL RUBEY BK. 41 PG. 282, BK. 65 PG. 127-129 BK. 76 PG. 415-418, BK. 94 PG. 274 BK. T PG. 484 (5.005 ACR. ASPS PLAT# 804-A)

**Item #23 REMOVED**

Case: 31258

UPC: 1085123499349

Account: 0185060

Delinquent Owner: LUPITA ESQUIBEL

Simple Description: On State Road 518 in Holman.

Minimum Bid: \$500.00

Property Description: Township 21 N Range 15 E Section 19 FOLDER 3719 1.62 ACRES N-MARTINEZ S-VALDEZ E-RIVER W-HWY. # 518 TO CHACON BK. 31, PG. 261 (INST# 20130566)

**Item #24**

Case: 31266

UPC: 1124121011344

Account: 0200520

Delinquent Owner: AGUILAR, RUBEN AND ERNESTINE OROZCO C/O CISTO GARCIA

Simple Description: On Catron Ave in Wagon Mound.

Minimum Bid: \$200.00

Property Description: WAGON MOUND BLOCK 37 LOT 13 (BK. 0-32, PG. 194-195)

**Item #25**

Case: 31267

UPC: 1124121079285

Account: 0201940

Delinquent Owner: MARTINEZ, EUFEMIA EST. C/O ROBERT SISNEROS

Simple Description: On Roybal St. in Wagon Mound.

Minimum Bid: \$500.00

Property Description: WAGON MOUND BLOCK 15 LOT 23 24 18 FT OF LOT 22 VILLAGE LIMITS BK. 19, PG. 194

**Item #26**

Case: 31273

UPC: 1085132078353

Account: 0223360

Delinquent Owner: LUPITA ESQUIBEL JULIE VASQUEZ

Simple Description: Off County Road B006 in Chacon.

Minimum Bid: \$900.00

Property Description: Township 22 N Range 15 E Section 6 FOLDER 0486 23.19 ACRES N-SURVEY LINE S-PABLO VASQUEZ E-ACEQUIAQ DE LA SIERRA W-LORENZO ROMERO BK. 32 PG. 134 (INST# 20090947 & 20090948)

**Item #27 REMOVED**

Case: 31302

UPC: 1084120436789

Account: 0268700

Delinquent Owner: ROBERT C. APODACA

Simple Description: On County Road B030 in Vallecitos.

Minimum Bid: \$1,400.00

Property Description: Township 20 N Range 14 E Section 1 FOLDER 24-1 5.10 ACS N-MONICA APODACA S-LEO ROMERO & MARY IDA ROBERTSON E-ANTONIO MEDINA W-SOFIA FRESQUEZ (BK. 84, PG. 132-133)(PLAT#601-A)