

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 Catron County, beginning at:

TIME: 10:00 AM

DATE: Tuesday, December 5, 2023

LOCATION: CATRON COUNTY COURTHOUSE, 100 Main St. , Reserve NM 87830

TERMS OF THE PROPERTY TAX DIVISION PUBLIC AUCTION SALES

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: 10018
	UPC: 3109038487288 T
Bidder # _____	Account: 0001047
	Delinquent Owner: CARMEN DE LA O, DE LA O, JOHNNY AND CARMEN , JOHNNY DE LA O
Amount \$ _____	Simple Description: OFF JAKE SCOTT ST ON RUBY AVE
	Minimum Bid: \$700.00
	Property Description: KIEHNE ROMERO ADDITION BLOCK H LOT 52 MH HERE MH IS 1074 SQ. FT.
Item #2	Case: 10059
	UPC: 3117030325508 T
Bidder # _____	Account: 0006439
	Delinquent Owner: STEPHANIE M. GILBERT
Amount \$ _____	Simple Description: OFF LUNA VALLEY DR ON FLANIGAN
	Minimum Bid: \$1,800.00
	Property Description: Township 5 S Range 20 W Section 34 A PORTION OF SE4SE4SW4; CONT. .66 AC. M/L MH. SQ. FOOT IS 1280 SQ. FOOT OF HOUSE IS 648
Item #3	Case: 10070
	UPC: 3109038443270 T
Bidder # _____	Account: 0008748
	Delinquent Owner: CONRAD GARCIA, VELMA GARCIA
Amount \$ _____	Simple Description: IN RESERVE OFF SANCHEZ AVE ON JAKE SCOTT ST
	Minimum Bid: \$800.00
	Property Description: KIEHNE ROMERO ADDITION BLOCK A LOT 27-A CONT. .52 AC. M/L OR 2.42 LOTS PLAT B-235 MH HERE MH IS 784 SQ. FT.

Item #4 Case: 28267
UPC: 3109038297321
Bidder # _____ Account: 0001336
Delinquent Owner: LEWIS K. ROMERO
Amount \$ _____ Simple Description: IN RESERVE ON MAIN ST
Minimum Bid: \$1,100.00
Property Description: Township 7 S Range 19 W Section 12 A LOT 50 X 100 FT, LOCATED IN SE4SW4;
HOUSE IS 957 SQ. FT.

Item #5 Case: 28365
UPC: 2058015330297
Bidder # _____ Account: 0002664
Delinquent Owner: ANNA MARIE BERLYN C/O KEITH SMITH AND MIRRA
Amount \$ _____ Simple Description: NEAR PIE TOWN OFF GOAT RANCH RD.
Minimum Bid: \$1,100.00
Property Description: Township 4 N Range 10 W Section 35 N2NW4SE4; | Township 4 N Range 10 W
Section 25 N2NW4NW4; | Township 3 N Range 10 W Section 21 S2SE4NW4;

Item #6 Case: 28388
UPC: 2072003271369
Bidder # _____ Account: 0003160
Delinquent Owner: CAROL MCKEE, KENNETH M. MCKEE
Amount \$ _____ Simple Description: IN PIE TOWN OFF FESTIVAL LN
Minimum Bid: \$200.00
Property Description: Township 1 N Range 12 W Section 19 1 PIE TOWN LOT CONT. .116 AC. M/L MH.
SQ. FOOT IS 744 #12852 MH. SQ. FOOT IS 980 #12852

Item #7 Case: 28433
UPC: 2052017330330
Bidder # _____ Account: 0003969
Delinquent Owner: STYME D. RIPPLE,
Amount \$ _____ Simple Description: IN DATIL OFF BELLMOUNTAIN RD
Minimum Bid: \$700.00
Property Description: Township 3 N Range 9 W Section 9 SE4NW4;

Item #8 Case: 28457
UPC: 2072003424364
Bidder # _____ Account: 0005515
Delinquent Owner: KATHERINE TAYLOR, STEVEN TAYLOR II
Amount \$ _____ Simple Description: IN PIE TOWN ON PIE TOWN RD
Minimum Bid: \$200.00
Property Description: Township 1 N Range 12 W Section 19 S1/2 OF 1 PIE TOWN LOT 140'X160
ACROSS FRM OLD BRICK STORE WHICH IS 40' X 140' OR .1275 AC. M/L SQ. FOOT OF HOME IS
360 LESS S2 TO FIX & WILD BK34 PG905-

Item #9 Case: 28514
UPC: 3056008135386
Bidder # _____ Account: 0006884
Delinquent Owner: DELLA JOURAVLOFF, LORETTA J. KITCHEN
Amount \$ _____ Simple Description: IN DATIL ON 4 OLD STATE ROUTE 60
Minimum Bid: \$2,500.00
Property Description: Township 2 S Range 10 W Section 11 A TRACT KNOWN AS TRACT 'A' IN THE
E2SE4; CONT. .309 AC. OR 1.8 LOTS {AUTO REPAIR SHOP LOC. HERE} STATE/NM TO
JOURAVLOFF-DEATH CERT. 7/10/94 -- BK 86 PG 27 SQ. FOOT OF COM. IMP. IS 3250

Item #10 Case: 28555
UPC: 2116001343008
Bidder # _____ Account: 0008126
Delinquent Owner: VINCE J. FESSIO
Amount \$ _____ Simple Description: IN QUEMADO OFF RED HILL DRAW RD
Minimum Bid: \$200.00
Property Description: Township 1 N Range 20 W Section 35 PARCEL IN THE SE4SW4; CONT. 1.00 AC.
M/L

Item #11 Case: 28619
 UPC: 2075006494450
 Bidder # _____ Account: 0008905
 Delinquent Owner: IGNACIO CISNEROS
 Amount \$ _____ Simple Description: IN PIE TOWN ON RIDGE TOP CIR
 Minimum Bid: \$1,000.00
 Property Description: ELK RIDGE LOT 53 CONT. 15.902 AC. M/L

Item #12 Case: 28690
 UPC: 2085010400040
 Bidder # _____ Account: 0009978
 Delinquent Owner: JEANNIE M. OTERO, JOE B. OTERO
 Amount \$ _____ Simple Description: IN QUEMADO ON WARPATH RD.
 Minimum Bid: \$700.00
 Property Description: INDIAN SPRINGS UNIT I LOT 109 CONT. 10.32 AC.

Item #13 Case: 45771
 UPC: 3119002040140
 Bidder # _____ Account: 0010260
 Delinquent Owner: LAURA CICHOS, TERRY CICHOS
 Amount \$ _____ Simple Description: IN QUEMADO ON RED HILLS RD
 Minimum Bid: \$700.00
 Property Description: RED HILL WEST LOT 19-C CONT. 10.53 AC.

Item #14 Case: 45772
 UPC: 2086010062500
 Bidder # _____ Account: 0010435
 Delinquent Owner: JULIA A. GORDON
 Amount \$ _____ Simple Description: IN QUEMADO OFF APACHE COURT
 Minimum Bid: \$900.00
 Property Description: INDIAN SPRINGS UNIT II LOT 153 CONT. 12.06 AC.

Item #15 Case: 45773
 UPC: 3112038492477
 Bidder # _____ Account: 0010557
 Delinquent Owner: CARMEN DELAO, HOLLY FARLEY, JOHNNY J DELAO
 Amount \$ _____ Simple Description: IN RESERVE OFF STEVENS RD
 Minimum Bid: \$600.00
 Property Description: PONDEROSA ESTATES BLOCK 2 LOT 3 CONT. .501 AC. M/L

Item #16 Case: 45776
 UPC: 2086010077270
 Bidder # _____ Account: 0010673
 Delinquent Owner: MICHAEL MCCLANAHAN
 Amount \$ _____ Simple Description: IN QUEMADO OFF PIMA DR.
 Minimum Bid: \$600.00
 Property Description: INDIAN SPRINGS UNIT II LOT 137 CONT. 10.96 AC.

Item #17 Case: 45779
 UPC: 3116002253170
 Bidder # _____ Account: 0010800
 Delinquent Owner: CELITA H. THOMAS, KENNETH R. THOMAS
 Amount \$ _____ Simple Description: IN QUEMADO ON PINON HTS
 Minimum Bid: \$600.00
 Property Description: CIMARRON RANCH 2-A I LOT 45 CONT. 6.43 AC.

Item #18 Case: 45791
 UPC: 2060022305460
 Bidder # _____ Account: 0011428
 Delinquent Owner: GLORIA S. DOHERTY, JAMES P. DOHERTY
 Amount \$ _____ Simple Description: IN PIE TOWN ON LAUREN LOOP
 Minimum Bid: \$1,100.00
 Property Description: WILD HORSE RANCH UNIT IV LOT 6 CONT. 20.452 AC.

Item #19 Case: 45800
 UPC: 2059019314317
 Bidder # _____ Account: 0011850
 Delinquent Owner: RICHARD P. PHO, YEN T. TRAN
 Amount \$ _____ Simple Description: IN PIE TOWN OFF PAYNE WELL RD
 Minimum Bid: \$1,700.00
 Property Description: WILD HORSE RANCH UNIT V LOT 49 CONT. 33.220 AC.

Item #20 Case: 45810
 UPC: 3123011373225
 Bidder # _____ Account: 0001267
 Delinquent Owner: SIDNEY G. COMPTON
 Amount \$ _____ Simple Description: IN QUEMADO OFF MESA DR ON LAPP LN
 Minimum Bid: \$600.00
 Property Description: ESCUDILLA BONITA SUBD UNIT II LOT 169 CONT. 5.00 AC. M/L

Item #21 Case: 45814
 UPC: 3109038446193
 Bidder # _____ Account: 0001334
 Delinquent Owner: CHAD MARSHALL, PATRICIA MARSHALL
 Amount \$ _____ Simple Description: IN RESERVE OFF MOUNTAINEER RD
 Minimum Bid: \$800.00
 Property Description: SCHOOL ADDITION BLOCK 7 LOT 5 MINKLER, TRISH MH #9045 ON LOT
 MH IS 1216 SQ. FT. | SCHOOL ADDITION TRACT OF LAND ADJOINING LOT 5 BLOCK 7 OF
 SCHOOL ADDITION CONT. .45 OF STANDARD LOT

Item #22 Case: 45817
 UPC: 3109038511498 T
 Bidder # _____ Account: 0001348
 Delinquent Owner: JENNIFER CORDOVA, JEREMY CORDOVA
 Amount \$ _____ Simple Description: IN RESERVE OFF WESTERN AVE.
 Minimum Bid: \$1,200.00
 Property Description: CHRISTENSEN BLOCK E LOT 1 CONT. .24 AC.

Item #23 Case: 45819
 UPC: 3095026176365 T-2
 Bidder # _____ Account: 0013769
 Delinquent Owner: ALICIA GUTIERREZ, RAFAEL GUTIERREZ
 Amount \$ _____ Simple Description: IN ARAGON NE OF APACHE CREEK OFF HWY 12
 Minimum Bid: \$1,600.00
 Property Description: ARAGON TOWNSITE TRACT 39 CONT. .3631 AC. M/L LOCATED IN
 SE4NW4SE4; T5S R16W SEC. 8

Item #24 Case: 45836
 UPC: 3096026278490
 Bidder # _____ Account: 0002460
 Delinquent Owner: MANUEL I. FAJARDO, MARTIN V. FAJARDO, SANTIAGO R. FAJARDO
 Amount \$ _____ Simple Description: IN ARAGON OFF HWY 12
 Minimum Bid: \$900.00
 Property Description: Township 5 S Range 16 W Section 7 PARCEL IN THE E2SW4; TRACT A CONT.
 3.782 AC. PER PLAT B-352 SQ. FOOT OF HOUSE IS 1035

Item #25 Case: 45839
 UPC: 3095026454469
 Bidder # _____ Account: 0002625
 Delinquent Owner: DAVID SANDOVAL, DIANE SANDOVAL
 Amount \$ _____ Simple Description: IN ARAGON OFF HWY 12
 Minimum Bid: \$300.00
 Property Description: Township 5 S Range 16 W Section 8 1 LOT IN ARAGON MH# 8159 HERE

Item #26 Case: 45841
 UPC: 2057018330198
 Bidder # _____ Account: 0003019
 Delinquent Owner: BRIAN K. STANEK, KAREN S. STANEK
 Amount \$ _____ Simple Description: IN PIETOWN OFF GOAT RANCH RD.
 Minimum Bid: \$700.00
 Property Description: Township 3 N Range 10 W Section 3 NE4SW4;

Item #27 Case: 45852
 UPC: 2058015198462
 Bidder # _____ Account: 0003614
 Delinquent Owner: DOUGLAS A. MCNEILL
 Amount \$ _____ Simple Description: IN PIETOWN OFF GOAT RANCH RD
 Minimum Bid: \$700.00
 Property Description: Township 3 N Range 10 W Section 21 NW4NE4;

Item #28 Case: 45857
 UPC: 2072003323369
 Bidder # _____ Account: 0004026
 Delinquent Owner: JUDY BUFFORD
 Amount \$ _____ Simple Description: PIETOWN OFF FESTIVAL LANE
 Minimum Bid: \$200.00
 Property Description: Township 1 N Range 12 W Section 19 2 PIE TOWN LOTS BEG AT THE SE COR
 OF THE NW4 OF THENCE N.980' W.590' N.140' W.50' S.140' E.50' CONT. .1/6TH OF AN AC.

Item #29 Case: 45871
 UPC: 2052013462198
 Bidder # _____ Account: 0006608
 Delinquent Owner: GEORGE K. GONZALES
 Amount \$ _____ Simple Description: IN DATIL OFF BELL MOUNTAIN RD.
 Minimum Bid: \$700.00
 Property Description: Township 3 N Range 9 W Section 33 NW4SW4;

Item #30 Case: 45879
 UPC: 3096027348003
 Bidder # _____ Account: 0007545
 Delinquent Owner: MARIA ANNA FAJARDO
 Amount \$ _____ Simple Description: IN ARAGON ON CANDIDO LN.
 Minimum Bid: \$2,800.00
 Property Description: Township 5 S Range 16 W Section 18 2 LOTS HOUSE IS 1,563 SQ. FT.

Item #31 Case: 45881
 UPC: 2116001368008
 Bidder # _____ Account: 0008147
 Delinquent Owner: RONALD K. WEST
 Amount \$ _____ Simple Description: IN QUEMADO OFF HWY 60
 Minimum Bid: \$200.00
 Property Description: Township 1 N Range 20 W Section 35 PARCEL IN THE SE4SW4; CONT. 1.00 AC.
 M/L

Item #32 Case: 45883
 UPC: 2072005480160
 Bidder # _____ Account: 0008263
 Delinquent Owner: ALAN H. BAXTER LLC
 Amount \$ _____ Simple Description: OFF HWY 603 IN PIETOWN
 Minimum Bid: \$700.00
 Property Description: SAWTOOTH LOT 2 CONT. 11.64 AC. M/L

Item #33 Case: 45888
 UPC: 3060012485110 T
 Bidder # _____ Account: 0008669
 Delinquent Owner: RUSSELL ROY TRAYNHAM
 Amount \$ _____ Simple Description: IN DATIL ON HILLSIDE CIRCLE
 Minimum Bid: \$1,400.00

Property Description: WILDWOOD UNIT II LOT 51 CONT. 12.07 AC. M/L MH. SQ. FOOT IS 1248

Item #34 Case: 45898
UPC: 2057016066297
Bidder # _____ Account: 0009440
Delinquent Owner: ALAN EDWIN PETERSON
Amount \$ _____ Simple Description: IN PIETOWN
Minimum Bid: \$400.00
Property Description: Township 3 N Range 10 W Section 15 S2SE4NE4;

Item #35 Case: 45900
UPC: 3110040426175
Bidder # _____ Account: 0009492
Delinquent Owner: JASON ROBSON
Amount \$ _____ Simple Description: IN RESERVE ON W RIVERS RD.
Minimum Bid: \$1,700.00
Property Description: RIVERS WEST LOT 1 CONT. 1.33 AC. M/L HOCH TO ROBSON BK.28
PG.37 TRANSFER ON DEATH DEED 30/103 | RIVERS WEST LOT 2 CONT. .98 AC. M/L HOCH
TO ROBSON BK.28 PG.37 TRANSFER ON DEATH DEED 30/103

Item #36 Case: 45901
UPC: 2086008385405
Bidder # _____ Account: 0009671
Delinquent Owner: SAHEB SHETABI
Amount \$ _____ Simple Description: IN QUEMADO ON PEACE PIPE CIRCLE
Minimum Bid: \$700.00
Property Description: INDIAN SPRINGS UNIT I LOT 43 CONT. 10.98 AC.