

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 Santa Fe County, beginning at:

TIME: 10:00 AM

DATE: Thursday, March 14, 2024

LOCATION: County Administrative Offices , 102 Grant St., SANTA FE NM 87501

The sale to continue until all the following described real property has been offered for sale.

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: 49510 REMOVED
	UPC: 1053099372468000000
Bidder # _____	Account: 10457728
	Delinquent Owner: BRIAN L BRANDLE
Amount \$ _____	Simple Description: 339 FIESTA ST
	Minimum Bid: \$3,200.00
	Property Description: LOT 32 BLK 1 SANDOVAL ADDN
Item #2	Case: 49556 REMOVED
	UPC: 1054098498412000000
Bidder # _____	Account: 12006528
	Delinquent Owner: WENDY FAIRMAN
Amount \$ _____	Simple Description: OFF SAN ANTONIO ST
	Minimum Bid: \$64,600.00
	Property Description: (OLD LOT 23) LOT 7 FENYES ADD .18 AC T17N R 9E S25
Item #3	Case: 49671
	UPC: 1054120010365000000
Bidder # _____	Account: 184823600
	Delinquent Owner: BLAS S MARTINEZ
Amount \$ _____	Simple Description: WITHIN SEC 1 T 20N R 93 CHIMAYO
	Minimum Bid: \$6,700.00
	Property Description: TR A T20N R 9E S 1 NW .69 AC

Item #4 Case: 49695
 UPC: 1052097368259000000
 Bidder # _____ Account: 18701058
 Delinquent Owner: MARK L CATANACH
 Amount \$ _____ Simple Description: OFF MANN ST
 Minimum Bid: \$7,000.00
 Property Description: LOT C REPLAT OF TR 1-6 BLK 60

Item #5 Case: 49700 **REMOVED**
 UPC: 1051120407326000000
 Bidder # _____ Account: 188402586
 Delinquent Owner: ANDY MARTINEZ
 Amount \$ _____ Simple Description: OFF VERDA JUANITA
 Minimum Bid: \$5,900.00
 Property Description: PORT OF TR-52 T20N R 9E S 4 NE 1.766 AC MAKE REDM 14X80 YR 1979 PL # 6233MHP VIN 12006336

Item #6 Case: 49701 **REMOVED**
 UPC: 1054120062473000000
 Bidder # _____ Account: 188402631
 Delinquent Owner: MANUEL L MARTINEZ
 Amount \$ _____ Simple Description: OFF CAMINO DE LOS RANCHOS CHIMAYO
 Minimum Bid: \$9,600.00
 Property Description: TR-227 T20N R 9E S 1 NW .69 AC

Item #7 Case: 49716 **REMOVED**
 UPC: 1053095018509000000
 Bidder # _____ Account: 19100483
 Delinquent Owner: JENNIFER STAUSS
 Amount \$ _____ Simple Description: OFF NORTH CT SANTA FE
 Minimum Bid: \$12,100.00
 Property Description: LOT 9 GALISTEO PLAZAS S/D

Item #8 Case: 49720 **REMOVED**
 UPC: 1054098065358000000
 Bidder # _____ Account: 19301412
 Delinquent Owner: DEBORAH ANN STRADER
 Amount \$ _____ Simple Description: OFF ALLENDALE ST
 Minimum Bid: \$21,800.00
 Property Description: LOT 8-A SPARKS ADDN LOT SPLIT FOR LITA HOBGOOD

Item #9 Case: 49721 **REMOVED**
 UPC: 1057093022139000000
 Bidder # _____ Account: 23391744
 Delinquent Owner: ROBERT KEMPENICH
 Amount \$ _____ Simple Description: OLD SANTA FE WAY SANTA FE NM
 Minimum Bid: \$20,900.00
 Property Description: T16N R10E S21 5.00 AC TR 2

Item #10 Case: 49743 **REMOVED**
 UPC: 1055108281428000000
 Bidder # _____ Account: 265162752
 Delinquent Owner: BELINDA GARCIA
 Amount \$ _____ Simple Description: OFF TRINIDAD LN SANTA FE
 Minimum Bid: \$6,700.00
 Property Description: T18N R10E S 6 .638 AC TR A

Item #11 Case: 49753
 UPC: 1044110105245000000
 Bidder # _____ Account: 33561216
 Delinquent Owner: RUTH YOUNG
 Amount \$ _____ Simple Description: WITHIN SEC 29 T 19N R 8E SANTA FE
 Minimum Bid: \$1,100.00
 Property Description: T19N R 8E S29 2.500 AC LOT 116

Item #12 Case: 49761
 UPC: 1044110430470000000
 Bidder # _____ Account: 33641344
 Delinquent Owner: SUSAN M BEHLING
 Amount \$ _____ Simple Description: WITHIN SEC 29 T19N R8E SANTA FE
 Minimum Bid: \$1,100.00
 Property Description: T19N R 8E S29 3.990 AC LOT 10

Item #13 Case: 49762
 UPC: 1044110495070000000
 Bidder # _____ Account: 33641600
 Delinquent Owner: SUSAN M BEHLING
 Amount \$ _____ Simple Description: WITHIN SEC 29 T19N R8E SANTA FE
 Minimum Bid: \$1,100.00
 Property Description: T19N R 8E S29 4.030 AC LOT 9

Item #14 Case: 49782
 UPC: 1043109105040000000
 Bidder # _____ Account: 38206326
 Delinquent Owner: STANLEY L HAMMOND
 Amount \$ _____ Simple Description: WITHIN SEC 31 T19N R 8E
 Minimum Bid: \$2,000.00
 Property Description: T19N R 8E S31 4.990 AC LOT 241 & LOT 248

Item #15 Case: 49809 **REMOVED**
 UPC: 1049097368005000000
 Bidder # _____ Account: 53971840
 Delinquent Owner: AMELIA A ANAYA
 Amount \$ _____ Simple Description: OFF TRES LOBOS SANTA FE NM
 Minimum Bid: \$10,900.00
 Property Description: T17N R9E SEC 31

Item #16 Case: 49880
 UPC: 1039081198198000000
 Bidder # _____ Account: 78104212
 Delinquent Owner: MICHELE RAE FITZGERALD
 Amount \$ _____ Simple Description: OFF VIA SOL ESTRELLA CERRILLOS NM
 Minimum Bid: \$12,500.00
 Property Description: T14N R 7E S21 NE4-SW4 40.000 AC

Item #17 Case: 49885 **REMOVED**
 UPC: 1042078339327000000
 Bidder # _____ Account: 78602438
 Delinquent Owner: JAMES MCKINVEN
 Amount \$ _____ Simple Description: WITHIN SEC 1 TOWNSHIP 13N RANGE 7 POR ORTIZ MINE GRANT
 Minimum Bid: \$4,400.00
 Property Description: T13N R 7E SEC 1 TRACT 5 39.982 AC PORT ORTIZ MINE GRANT

Item #18 Case: 49895
 UPC: 1053104208226000000
 Bidder # _____ Account: 910000547
 Delinquent Owner: LLC KCS OIL AND GAS CO.
 Amount \$ _____ Simple Description: OFF AVENIDA DE LAS CASAS
 Minimum Bid: \$2,400.00
 Property Description: UNIT 31 CASAS DE SAN JUAN RDR T18N R 9E S26

Item #19 Case: 49904 **REMOVED**
 UPC: 1046091053337000000
 Bidder # _____ Account: 910001366
 Delinquent Owner: MARTIN LOYA
 Amount \$ _____ Simple Description: OFF EL SOL CT SANTA FE
 Minimum Bid: \$8,600.00
 Property Description: LOT 4D-2 T16N R 8E S34 1.250 AC

Item #20 Case: 50054 **REMOVED**
UPC: 1049118415282000000
Bidder # _____ Account: 910020396
Delinquent Owner: NAOMI SANDOVAL BARTRUM
Amount \$ _____ Simple Description: OFF GOULD LANE ESPANOLA NM
Minimum Bid: \$2,900.00
Property Description: T20N R 9E S18 1.2928 AC LOT D-2

Item #21 Case: 50135 **REMOVED**
UPC: 1039062330297000000
Bidder # _____ Account: 94525100
Delinquent Owner: GERTRUDE G PADILLA
Amount \$ _____ Simple Description: WITHIN SEC 28 T 11N R 7E EDGEWOOD
Minimum Bid: \$100.00
Property Description: T11N R 7E S28 35 AC S2-SW4-NE4 ,S2-NW4-SW4-NE4,N2-N2-NW4-SE4
LEASING TO NICK GUTIERREZ

Item #22 Case: 50163
UPC: 1037057027010000000
Bidder # _____ Account: 960000573
Delinquent Owner: GILBERT SANCHEZ
Amount \$ _____ Simple Description: OFF E SADDLE SPUR EDGEWOOD NM
Minimum Bid: \$2,900.00
Property Description: T10N R 7E S19 1.0 AC TR 5-D-1

Item #23 Case: 50181
UPC: 1054059404331000000
Bidder # _____ Account: 96001879
Delinquent Owner: JAMES B CAHALAN
Amount \$ _____ Simple Description: Within Sec. 12 T 10N R 9E Edgewood.
Minimum Bid: \$200.00
Property Description: E2-E2-S2-N2 .25 AC LOT 65 T10N R 9E S12 N2-NW4-NW4-SW4-

Item #24 Case: 50182
UPC: 1054059273277000000
Bidder # _____ Account: 96001881
Delinquent Owner: JAMES B CAHALAN
Amount \$ _____ Simple Description: WITHIN SEC 12 T10N R9E
Minimum Bid: \$300.00
Property Description: T10N R 9E S12 N2-SW2-SW4-W2- E2 .250 AC LOT 241

Item #25 Case: 50184
UPC: 1054059175356000000
Bidder # _____ Account: 96001883
Delinquent Owner: JAMES B CAHALAN
Amount \$ _____ Simple Description: WITHIN SEC 12 R 10N R 9E EDGEWOOD
Minimum Bid: \$200.00
Property Description: T10N R 9E S12 S2-NW4-SE4-NW4- E2-W2-S2-N2 .25 LOT 299

Item #26 Case: 50196
UPC: 1037057022055000000
Bidder # _____ Account: 96008325
Delinquent Owner: ROGER W SANCHEZ
Amount \$ _____ Simple Description: OFF BARTON RD EDGEWOOD
Minimum Bid: \$6,000.00
Property Description: T10N R 7E S19 TR 5-B .34 AC

Item #27 Case: 50265 **REMOVED**
UPC: 1040057353432000000
Bidder # _____ Account: 98600620
Delinquent Owner: ROBERT N BOUNDS
Amount \$ _____ Simple Description: OFF EL PRADO DR EDGEWOOD
Minimum Bid: \$7,600.00
Property Description: QUATROS S/D T10N R 7E S22 1.23 AC LOT 10 LAS HACIENDAS DE LOS

Item #28 Case: 50269
 UPC: 1045063161033000000
Bidder # _____ Account: 98602336
 Delinquent Owner: HEITI A NARMA
Amount \$ _____ Simple Description: OFF PRAIRIEWOOD LANE STANLEY
 Minimum Bid: \$4,400.00
 Property Description: T11N R 8E S21 10.00 AC LOT 3

Item #29 Case: 50283 **REMOVED**
 UPC: 1043090478441000000
Bidder # _____ Account: 990001048
 Delinquent Owner: JOSEPH T PEREA
Amount \$ _____ Simple Description: OFF PASEO LOS PERAS
 Minimum Bid: \$9,400.00
 Property Description: TR-A LOT 6 T15N R 8E S 5 .200 AC

Item #30 Case: 50305
 UPC: 1039067296332000000
Bidder # _____ Account: 99207573
 Delinquent Owner: CELESTINA (SALLY) CHAVEZ
Amount \$ _____ Simple Description: OFF RANCHITOS RD
 Minimum Bid: \$4,500.00
 Property Description: 6.66 ACRES T12N R 7E S33 TR-B

Item #31 Case: 50326 **REMOVED**
 UPC: 1046091356486000000
Bidder # _____ Account: 99303127
 Delinquent Owner: EDWIN L ANDERSON
Amount \$ _____ Simple Description: OFF OTTO RD SANTA FE
 Minimum Bid: \$36,100.00
 Property Description: S34 T16N R8E LOT 9 .4247AC