

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 Quay County, beginning at:

TIME: 10:00 AM

DATE: Thursday, June 13, 2024

LOCATION: QUAY Auction Site, 300 S 3RD, TUCUMCARI NM 88401

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 of 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 more than 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 not to 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 found 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, at 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.

Item #1 Case: 28985
 UPC: 117906450014100
Bidder # _____ Account: R002732
 Delinquent Owner: COTTER CLARENCE L ETAL BARBARA AND GEORGE
Amount \$ _____ Simple Description: In Tucumcari on E HIGH
 Minimum Bid: \$4,200.00
 Property Description: Subd: RUSSELL Lot: 6 Block: 13

Item #2 Case: 29003
 UPC: 117906348133600
Bidder # _____ Account: R005287
 Delinquent Owner: HALE R H PROPERTIES
Amount \$ _____ Simple Description: IN TUCUMCARI OFF S JACKSON
 Minimum Bid: \$2,200.00
 Property Description: Subd: GAMBLE Lot: 11 Block: 9

Item #3 Case: 29016
 UPC: 118006424032800
Bidder # _____ Account: R006510
 Delinquent Owner: CODY KIRKWOOD, ELIZABETH KIRKWOOD, GEORGE KIRKWOOD
Amount \$ _____ Simple Description: IN TUCUMCARI ON E TURNER
 Minimum Bid: \$600.00
 Property Description: Subd: RUSSELL Lot: 6 Block: 59

Item #4 Case: 29019
 UPC: 117906348432500
Bidder # _____ Account: R006999
 Delinquent Owner: LOPEZ BLAS J ETUX NELLIE D
Amount \$ _____ Simple Description: IN TUCUMCARI ON MONROE STREET
 Minimum Bid: \$2,100.00
 Property Description: Subd: BARNES Lot: 5 Block: 23

Item #5 Case: 29066
 UPC: 117906425511600
Bidder # _____ Account: R012415
 Delinquent Owner: LITTELL HOWARD D
Amount \$ _____ Simple Description: In Tucumcari on S ROCK ISLAND
 Minimum Bid: \$5,200.00
 Property Description: Subd: MCGEE Lot: D Block: 1

Item #6 Case: 29132
UPC: 118006428126900
Bidder # _____ Account: R904828
Delinquent Owner: KIRK BROCKMAN
Amount \$ _____ Simple Description: IN TUCUMCARI ON E MAIN
Minimum Bid: \$2,300.00
Property Description: Subd: GREASER Lot: 2-5 Block: 9

Item #7 Case: 29145
UPC: 117906533112400
Bidder # _____ Account: R905790
Delinquent Owner: HORNE FRANCES H
Amount \$ _____ Simple Description: IN TUCUMCARI ON LOCUST AVE
Minimum Bid: \$300.00
Property Description: Subd: BUCHANAN 2ND Lot: 5 & 6 Block: 36

Item #8 Case: 32617
UPC: 117906306409400
Bidder # _____ Account: R000745
Delinquent Owner: BLEA TOMMY J SR ETUX DEBORAH A
Amount \$ _____ Simple Description: IN TUCUMCARI ON NINTH ST
Minimum Bid: \$2,000.00
Property Description: Subd: GRANDVIEW Lot: 17 Block: 2 & S 15 FT OF LOT 18

Item #9 Case: 32632
UPC: 117906323823000
Bidder # _____ Account: R003334
Delinquent Owner: DAVIS TERRY L ETAL MICHAEL D DAVIS
Amount \$ _____ Simple Description: IN TUCUMCARI ON FIFTH STREET
Minimum Bid: \$3,300.00
Property Description: Subd: HIGHLAND PARK Lot: 11 Block: 22

Item #10 Case: 32635 **REMOVED**
UPC: 117906423715800
Bidder # _____ Account: R003542
Delinquent Owner: DOWNING GERALDINE
Amount \$ _____ Simple Description: IN TUCUMCARI ON JACKSON STREET
Minimum Bid: \$1,100.00
Property Description: Subd: DAUBS 1ST Lot: 1-3 Block: 4

Item #11 Case: 32636
UPC: 117906409308300
Bidder # _____ Account: R003565
Delinquent Owner: DONWERTH LINDA BEN
Amount \$ _____ Simple Description: IN TUCUMCARI ON S 1ST ST
Minimum Bid: \$1,000.00
Property Description: Subd: MCGEE Lot: 5-6 Block: 18

Item #12 Case: 32641
UPC: 118006549833400
Bidder # _____ Account: R004361
Delinquent Owner: FRENCH LATOYA
Amount \$ _____ Simple Description: IN TUCUMCARI ON FIFTH
Minimum Bid: \$1,100.00
Property Description: Subd: ROCK ISLAND Block: 8 N 71 FT LOT 7

Item #13 Case: 32648
UPC: 117906346819200
Bidder # _____ Account: R004797
Delinquent Owner: JOSEPH WHITE, MARSHA WHITE
Amount \$ _____ Simple Description: IN TUCUMCARI ON MONROE
Minimum Bid: \$2,200.00
Property Description: Subd: COOPERVIEW Block: 50 ALL

Item #14 Case: 32653 **REMOVED**
 UPC: 117906313720900
 Bidder # _____ Account: R005236
 Delinquent Owner: PAT ETUX GUTIERREZ
 Amount \$ _____ Simple Description: IN TUCUMCARI ON S SEVENTH
 Minimum Bid: \$1,700.00
 Property Description: Subd: HIGHLAND PARK Lot: 6 Block: 19

Item #15 Case: 32656 **REMOVED**
 UPC: 117906336740700
 Bidder # _____ Account: R005322
 Delinquent Owner: RURAL HOUSING SERVICE
 Amount \$ _____ Simple Description: In Tukumcari on S FIRST
 Minimum Bid: \$5,400.00
 Property Description: Subd: BARNES Lot: 10 Block: 26 & S2 OF LOT 11

Item #16 Case: 32673 **REMOVED**
 UPC: 118006405331200
 Bidder # _____ Account: R006945
 Delinquent Owner: ALFREDO SR MARTINEZ, MARGARET MARTINEZ
 Amount \$ _____ Simple Description: IN TUCUMCARI ON E SMITH
 Minimum Bid: \$500.00
 Property Description: Subd: RUSSELL Lot: 8 Block: 30

Item #17 Case: 32676
 UPC: 118006408935000
 Bidder # _____ Account: R007140
 Delinquent Owner: LUCERO PAUL
 Amount \$ _____ Simple Description: IN TUCUMCARI ON E TURNER
 Minimum Bid: \$800.00
 Property Description: Subd: RUSSELL Lot: 7 Block: 34

Item #18 Case: 32679
 UPC: 117906313749500
 Bidder # _____ Account: R007317
 Delinquent Owner: ERIC ALEXANDER PADILLA
 Amount \$ _____ Simple Description: IN TUCUMCARI ON S SEVENTH
 Minimum Bid: \$1,200.00
 Property Description: Subd: MCGEE 2ND Lot: 5 Block: 3

Item #19 Case: 32697 **REMOVED**
 UPC: 118606852700200
 Bidder # _____ Account: R008182
 Delinquent Owner: MITCHELL GLORIA
 Amount \$ _____ Simple Description: OUTSIDE TUCUMCARI OFF QUAY COUNTY RD AH
 Minimum Bid: \$500.00
 Property Description: S: 25 T: 12 R: 31 2.50 ACRES IN SE4SE4SE4SE4 S OF RR

Item #20 Case: 32704
 UPC: 117906331329500
 Bidder # _____ Account: R009660
 Delinquent Owner: LOPEZ PATRICIA J
 Amount \$ _____ Simple Description: IN TUCUMCARI ON S THIRD
 Minimum Bid: \$1,300.00
 Property Description: Subd: GAMBLE Lot: 3 Block: 16

Item #21 Case: 32718 **REMOVED**
 UPC: 117906335112000
 Bidder # _____ Account: R011111
 Delinquent Owner: ANDREA R GUTIERREZ
 Amount \$ _____ Simple Description: IN TUCUMCARI ON S SECOND
 Minimum Bid: \$1,000.00
 Property Description: Subd: COOPERLAND Lot: 11 Block: 18

Item #22 Case: 32720 **REMOVED**
UPC: 117906335126100
Bidder # _____ Account: R011391
Delinquent Owner: JEANNIE SPURGEON
Amount \$ _____ Simple Description: IN TUCUMCARI ON S SECOND
Minimum Bid: \$1,000.00
Property Description: Subd: COOPERLAND Lot: 8 Block: 2

Item #23 Case: 32730 **REMOVED**
UPC: 118006422536000
Bidder # _____ Account: R012644
Delinquent Owner: URIOSTE ANEDA ROSE
Amount \$ _____ Simple Description: IN TUCUMCARI ON E TURNER
Minimum Bid: \$300.00
Property Description: Subd: RUSSELL Block: 58 E2 LOT 10

Item #24 Case: 32731 **REMOVED**
UPC: 118006425836800
Bidder # _____ Account: R012645
Delinquent Owner: URIOSTE ANEDA ROSE
Amount \$ _____ Simple Description: IN TUCUMCARI ON E TURNER
Minimum Bid: \$200.00
Property Description: Subd: RUSSELL Lot: 11-12 Block: 58

Item #25 Case: 32734 **REMOVED**
UPC: 119407232926300
Bidder # _____ Account: R013258
Delinquent Owner: PARDEE G VICTORIA
Amount \$ _____ Simple Description: OUTSIDE LOGAN OFF US HWY 54
Minimum Bid: \$1,300.00
Property Description: S: 05 T: 12 R: 33 26.392 ACRES IN A TRACT IN THE SW4SW4

Item #26 Case: 32737
UPC: 119407520508300
Bidder # _____ Account: R019466
Delinquent Owner: ROBERT SCANLON
Amount \$ _____ Simple Description: IN LOGAN ON MEGAN DR
Minimum Bid: \$3,200.00
Property Description: Subd: CANADIAN RIVER BLUFFS Lot: 13

Item #27 Case: 32738
UPC: 119407522608300
Bidder # _____ Account: R019467
Delinquent Owner: ROBERT SCANLON
Amount \$ _____ Simple Description: IN LOGAN ON MEGAN DR
Minimum Bid: \$3,000.00
Property Description: Subd: CANADIAN RIVER BLUFFS Lot: 14

Item #28 Case: 32739
UPC: 119407525308500
Bidder # _____ Account: R019469
Delinquent Owner: ROBERT SCANLON
Amount \$ _____ Simple Description: IN LOGAN ON MEGAN DR
Minimum Bid: \$3,100.00
Property Description: Subd: CANADIAN RIVER BLUFFS Lot: 15

Item #29 Case: 32740
UPC: 119407524703600
Bidder # _____ Account: R019471
Delinquent Owner: ROBERT SCANLON
Amount \$ _____ Simple Description: IN LOGAN ON MEGAN DR
Minimum Bid: \$3,200.00
Property Description: Subd: CANADIAN RIVER BLUFFS Lot: 17

Item #30 Case: 32741
UPC: 119407523603600
Bidder # _____ Account: R019472
Delinquent Owner: ROBERT SCANLON
Amount \$ _____ Simple Description: IN LOGAN ON MEGAN DR
Minimum Bid: \$3,000.00
Property Description: Subd: CANADIAN RIVER BLUFFS Lot: 18

Item #31 Case: 32742
UPC: 119407522503600
Bidder # _____ Account: R019473
Delinquent Owner: ROBERT SCANLON
Amount \$ _____ Simple Description: IN LOGAN ON MEGAN DR
Minimum Bid: \$3,200.00
Property Description: Subd: CANADIAN RIVER BLUFFS Lot: 19

Item #32 Case: 32743
UPC: 119407519703600
Bidder # _____ Account: R019474
Delinquent Owner: ROBERT SCANLON
Amount \$ _____ Simple Description: IN LOGAN ON MEGAN DR
Minimum Bid: \$3,000.00
Property Description: Subd: CANADIAN RIVER BLUFFS Lot: 20

Item #33 Case: 32821
UPC: 117906410825800
Bidder # _____ Account: R912135
Delinquent Owner: RIX SECURITY SERVICES LLC
Amount \$ _____ Simple Description: IN TUCUMCARI ON FIRST STREET
Minimum Bid: \$2,800.00
Property Description: Subd: TUCUMCARI OT Block: 2 N 90FT OF LOTS 1 & 2

Item #34 Case: 32823
UPC: 118006438544200
Bidder # _____ Account: R912767
Delinquent Owner: CHRIS BROWN
Amount \$ _____ Simple Description: IN TUCUMCARI ON E WHITMORE
Minimum Bid: \$1,100.00
Property Description: Subd: SMITH Lot: A-B Block: 45

Item #35 Case: 49194
UPC: 117906416906300
Bidder # _____ Account: R012169
Delinquent Owner: JOSEPH AMADO ETUX TERRAZAS
Amount \$ _____ Simple Description: IN TUCUMCARI ON E LAUGHLIN
Minimum Bid: \$1,100.00
Property Description: Subd: MCGEE Lot: 11-12 Block: 25 E 50 FT