

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 Guadalupe County, beginning at:

TIME: 10:00 AM

DATE: Tuesday, July 30, 2024

LOCATION: GUADALUPE Auction Site, 130 S Fourth, SANTA ROSA NM 88435

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: 16894 REMOVED UPC: 1125048221045
Bidder # _____	Account: 0010458 Delinquent Owner: ERNEST J. LUCERO
Amount \$ _____	Simple Description: IN SANTA ROSA ON S 5TH ST Minimum Bid: \$1,300.00 Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 37 LOTS 31,32 FORMERLY: GEORGE WRIGHT FORMERLY: ESTEVAN SALAZAR FORMERLY: JESSIE & DANIAL CARRANZA VICENTA SALAZAR 64/230
Item #2	Case: 16926 REMOVED UPC: 1097024480047
Bidder # _____	Account: 0011718 Delinquent Owner: PETE F. ULIBARRI, TARA ULIBARRI NIETO
Amount \$ _____	Simple Description: IN VAUGHN ON E 8TH ST Minimum Bid: \$900.00 Property Description: SANTA FE LAND IMPROVEMENT CO. BLOCK 21 PORTION OF LOTS 1,2 LOTS 3 TRACT OF LAND BEING A PT. OF LOTS 1 & 2, & ALL OF LOT 3 SANTA FE LAND IMP., VAUGHN DESCRIBED: BEG. AT THE PT. OF INTERSECTION OF THE W R/W LINE OF SHARP AVE. & SW`LY R/W LINE OF US HWYS. 54, 60, & 285, THENCE S 42.3F TO A PT. FOR COR; THENCE N 140F ALONG W PROP. LINE OF LOT 3 TO A PT. FOR COR. IN THE S R/W LINE OF 3RD. AVE; THENCE E68.9F ALONG S R/W LINE OF 3RD ST. TO A PT. FOR COR. IN THE SW`LY R/W LINE OF US HWYS. 54, 60, & 285;

Item #3 Case: 17081
 UPC: 1096024395177
 Bidder # _____ Account: 0014378
 Delinquent Owner: JANICE SANCHEZ, PYLE, R.R. OR MARGARET
 Amount \$ _____ Simple Description: IN VAUGHN OFF 6TH ST
 Minimum Bid: \$600.00
 Property Description: HARDIES CONTINUATION BLOCK 50 LOTS 3 FORMERLY: ISIDRO J. MARINO FORMERLY: RAY RAEL FORMERLY: R.R. OR MARGARET PYLE 148/195 148/197-AFFDEATH 148/198-AFFDEATH 59/478 - TAX DEED

Item #4 Case: 17100
 UPC: 1125048025135
 Bidder # _____ Account: 0014714
 Delinquent Owner: BENJAMIN SELGADO, MARY AGUILAR, REBECCA R FEDERICO
 Amount \$ _____ Simple Description: IN SANTA ROSA ON N 2ND ST
 Minimum Bid: \$4,300.00
 Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 103 LOTS 26,27 MOBILE HOME ON PERM FOUNDATION 2008 28X56 CLAY #CSS009413TXABP FORMERLY: LUCIO ABEYTA FORMERLY: ARCELIA ABEYTA FORMERLY: HERMAN ABEYTA 49/605 57/486 105/176-AFFIDAVIT 105/178 105/179 105/180 105/181

Item #5 Case: 31440 **REMOVED**
 UPC: 1125048029130
 Bidder # _____ Account: 0014796
 Delinquent Owner: ANA DIAZ, REMIJO R. AND NANCY LEE BACA
 Amount \$ _____ Simple Description: IN SANTA ROSA ON N 2ND ST
 Minimum Bid: \$2,800.00
 Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 103 LOTS 23,24 LOTS 25 FORMERLY: PABLO V. BACA FORMERLY: REMIJO & NANCY BACA FORMERLY: NANCY GOMEZ FORMERLY: ARTHUR A LUCERO & ANA DIAZ 56/585 147/746 202100288

Item #6 Case: 31441 **REMOVED**
 UPC: 1125048274053
 Bidder # _____ Account: 0014803
 Delinquent Owner: MARK GALLEGOS
 Amount \$ _____ Simple Description: IN SANTA ROSA ON PECOS AVE.
 Minimum Bid: \$700.00
 Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 52 LOTS 18 FORMERLY: FRANCES M. BACA FORMERLY: PETE BACA JR. 58/566 60/141 111/632

Item #7 Case: 41819
 UPC: 1097024333178
 Bidder # _____ Account: 0010504
 Delinquent Owner: JOHNNY J. WINN, WENDI L WINN
 Amount \$ _____ Simple Description: IN VAUGHN OFF E 6TH ST
 Minimum Bid: \$700.00
 Property Description: SANTA FE LAND IMPROVEMENT CO. BLOCK 4 LOTS 3 FORMERLY: MORINE & MIKE MEEKS FORMERLY: MORINE LEWIS ARCHIBEQUE, ETAL FORMERLY: MORINE L.ARCHIBEQUE OR MIKE MEEKS FORMERLY: MIKE MEEKS FORMERLY: CHARLES N. FAGAN FORMERLY: BILLY LUCERO 63/490 63/843 64/455 129/213 133/278

Item #8 Case: 41824
 UPC: 1127048280378
 Bidder # _____ Account: 0011169
 Delinquent Owner: MICHAEL J SILVA
 Amount \$ _____ Simple Description: IN SANTA ROSA OFF JOE JIMENEZ ST
 Minimum Bid: \$500.00
 Property Description: M.J. PAIZ SUBDIVISION LOTS 5 FILED IN THE GUADALUPE COUNTY CLERK`S OFFICE ON OCTOBER 21, 1999, IN PLAT BOOK B, PAGE 275B. FORMERLY: MJ PAIZ FORMERLY: STEVEN CAMPOS FORMERLY: C/O IRENE MUNOZ FORMERLY: VIRGINIA FREEMAN FORMERLY: C/O MERGLER, DAWN ETAL FORMERLY: C/O RANDY & SARA LOPEZ FORMERLY: HARRY & VIRGINIA FREEMAN FORMERLY: FREEMAN TRUST R.E.C. 66/415 68/58 68/59 (68/94-ERROR) 102/132 102/741 116/680 117/687 121/199

Item #9 Case: 41825
 UPC: 1097024290101
 Bidder # _____ Account: 0011477
 Delinquent Owner: PATRICIO BEJARANO CARPENTER
 Amount \$ _____ Simple Description: OUTSIDE VAUGHN OFF 4TH ST
 Minimum Bid: \$800.00
 Property Description: SANTA FE LAND IMPROVEMENT CO. BLOCK 13 LOTS 3 FORMERLY:
 MILDRED RASCO FORMERLY: MARION BEJARANO FORMERLY: ANITA K. SWEATT 56/844
 66/133 64/412-A 66/176 R.E.C. 66/641 66/716 132/58 T.O.D.

Item #10 Case: 41827 **REMOVED**
 UPC: 1125048174104
 Bidder # _____ Account: 0011603
 Delinquent Owner: LORETTA SALAZAR (SANTA ROSA NEWS), RALPH SALAZAR (SANTA ROSA
 NEWS)
 Amount \$ _____ Simple Description: IN SANTA ROSA ON S 5TH ST
 Minimum Bid: \$3,200.00
 Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 6 LOTS 25 FORMERLY:
 ANTONIO J. GALLEGOS, JR. FORMERLY: DARREL & VIRGINIA JO FREEMAN 66/891 135/502-
 REC

Item #11 Case: 41832
 UPC: 1110037295100
 Bidder # _____ Account: 0011722
 Delinquent Owner: EDWINA GARCIA, JOE B. JR GARCIA
 Amount \$ _____ Simple Description: OUTSIDE VAUGHN OFF 2ND ST.
 Minimum Bid: \$2,000.00
 Property Description: PASTURA TOWNSITE BLOCK 3 LOTS 11 THROUGH 16 INCL FORMERLY:
 ARTURO I. TAPIA FORMERLY: CLARA C. TAPIA 60/591 65/317-A | PASTURA TOWNSITE BLOCK
 6 LOTS 1 THROUGH 10 INCL | PASTURA TOWNSITE BLOCK 6 LOTS 19 THROUGH 32
 INCL

Item #12 Case: 41849
 UPC: 1119032264132
 Bidder # _____ Account: 0012737
 Delinquent Owner: PENNY P TATUM, VAUNETTE P FAY
 Amount \$ _____ Simple Description: OUTSIDE SANTA ROSA EAST OF PASTURA
 Minimum Bid: \$400.00
 Property Description: Township 6 N Range 20 E Section 26 S1/2 SECTION 35 TOWNSHIP 06 N RANGE
 20 E E1/2 TOTAL ACRES: 640.00 E *NOTE VAUNETTE PAYTON FAY AND PENNY PAYTON
 TATUM SHARED 1/3 INTEREST *MODINE BAILEY WOOD 1/3 INTEREST *LEON BAILEY 1/3
 INTEREST FORMERLY: MAMIE BAILEY FORMERLY: GRACE PAYTON 1/3 INTEREST 122/557

Item #13 Case: 41860
 UPC: 1096024512335
 Bidder # _____ Account: 0013145
 Delinquent Owner: DENISE CHAVEZ, LUCIA M. CHAVEZ
 Amount \$ _____ Simple Description: IN VAUGHN ON MAGNOLIA ST
 Minimum Bid: \$400.00
 Property Description: ORIGINAL TOWNSITE VAUGHN BLOCK 8 E'LY 25F OF LOTS 16 LOTS 17
 FORMERLY: MANUEL & ELENA MADRID FORMERLY: MANEUL MADRID FORMERLY: LUCIA
 CHAVEZ 61/509 66/911 66/923

Item #14 Case: 41869
 UPC: 1096024423349
 Bidder # _____ Account: 0013481
 Delinquent Owner: MARCOS E. CHAVEZ
 Amount \$ _____ Simple Description: IN VAUGHN OFF W. 10TH ST.
 Minimum Bid: \$400.00
 Property Description: ORIGINAL TOWNSITE VAUGHN BLOCK 11 LOTS 12 FORMERLY: I.C.X
 STORAGE CO. & TRUCK LINE FORMERLY: ILLINOIS CA. EXPRESS INC. FORMERLY: J.D. &
 WANDA MCDANIEL

Item #15 Case: 41878
UPC: 1141054031127
Bidder # _____ Account: 0013978
Delinquent Owner: JOE M. CHAVEZ
Amount \$ _____ Simple Description: OUTSIDE SANTA ROSA OFF BOND AVE
Minimum Bid: \$100.00
Property Description: GONZALES ADDITION CUERVO BLOCK A LOTS 15 THROUGH 18
FORMERLY: CHARLIE A. QUINTANA FORMERLY: ALBERT & RITA GALLEGOS FORMERLY:
STEVE VIGIL 66/223

Item #16 Case: 41879
UPC: 1149056066330
Bidder # _____ Account: 0013994
Delinquent Owner: EUGENE R GALLEGOS, GALLEGOS, N.V., HEIRS OF G.M. MAREZ C/O
Amount \$ _____ ANTHONY MAREZ, GRACE M MAREZ, SHIRLEY GALLEGOS
Simple Description: OUTSIDE SANTA ROSA OFF PAJARITO RD
Minimum Bid: \$500.00
Property Description: Township 10 N Range 25 E Section 26 SW1/4NW1/4 40.00 E; TOWNSITE OF
NEWKIRK ALL OF LOTS 1-10, PT OF LOTS 11 & 14 LYING N. OF I-40, ALL OF LOTS 15-19 BLOCK
1 ALL OF LOTS 1-4,9, PT OF LOTS 10 & 15 LYING N. OF I-40, ALL OF LOTS 16-22 BLOCK 2 ALL
OF LOTS 1-8, PT. OF LOTS 9 & 15 LYING N. OF I-40 , ALL OF LOTS 16, 19, 23 BLOCK 3 ALL OF
LOTS 1-7, PT. OF LOT 8 LYING N. OF I-40 BLOCK 4 PT. OF LOT 6 LYING S. OF I-40, ALL OF LOTS
7-12 BLOCK 5 PT. OF LOTS 8 & 16 LYING S. OF I-40 ALL OF LOTS 9-15 BLOCK 6

Item #17 Case: 41888
UPC: 1149056088431
Bidder # _____ Account: 0014386
Delinquent Owner: EDNA L. SIMMONS, LAURA J TATUM, SHIRLEY GOSSETT
Amount \$ _____ Simple Description: IN NEWKIRK OFF B ST.
Minimum Bid: \$600.00
Property Description: CONANT ADDITION NEWKIRK BLOCK 28 LOTS 8,9

Item #18 Case: 41890
UPC: 1096024424200
Bidder # _____ Account: 0014393
Delinquent Owner: MARCELINO RAEAL
Amount \$ _____ Simple Description: IN VAUGHN OFF 6TH ST
Minimum Bid: \$300.00
Property Description: HARDIES CONTINUATION BLOCK 42 LOTS 13 THROUGH 15 INCL
FORMERLY: AGUSTIN RAEAL FORMERLY: ALEX RAEAL FORMERLY: ALEX J. & RUTH RAEAL
FORMERLY: RUTH RAEAL FORMERLY: RUTH & MARCELINO RAEAL FORMERLY: ROSA LOPEZ -
PINO 1/2 FORMERLY: MARCELINO RAEAL, ERNEST & STACY MARQUEZ 62/638 DEATHCERT.
66/428 133/235 137/375 145/226

Item #19 Case: 41896 **REMOVED**
UPC: 1125047152503
Bidder # _____ Account: 0014671
Delinquent Owner: ARTHUR LUCERO
Amount \$ _____ Simple Description: IN SANTA ROSA ON CAPITAN AVE
Minimum Bid: \$800.00
Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 34 LOTS 26,27 FORMERLY:
IGNACIO CHAVEZ FORMERLY: ROBERTO & LINDA CHAVEZ FORMERLY:ARTHUR & ANA DIAZ
137/712

Item #20 Case: 41897
UPC: 1110037306092
Bidder # _____ Account: 0014729
Delinquent Owner: JOE B. GARCIA
Amount \$ _____ Simple Description: OUTSIDE OF VAUGHN OFF 2ND ST
Minimum Bid: \$200.00
Property Description: PASTURA TOWNSITE BLOCK 3 LOTS 19 FORMERLY: FRANCES
MONCAYO FORMERLY: ESTATE OF BEATRICE GARCIA 59/933

Item #21 Case: 41899 **REMOVED**
UPC: 1125047173475
Bidder # _____ Account: 0014778
Delinquent Owner: EDWARD BACA, MICHELLE BACA
Amount \$ _____ Simple Description: IN SANTA ROSA ON CAPITAN AVE
Minimum Bid: \$1,300.00
Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 60 NE`LY 87`OF LOTS 30,31
NE`LY 87`OF LOTS 32 LESS SW`LY 33F OF BLK 60 FORMERLY: CELSO GARCIA & EUGENIA
SANCHEZ

Item #22 Case: 41909 **REMOVED**
UPC: 1096024404177
Bidder # _____ Account: 0039080
Delinquent Owner: MARCELINO RAEI
Amount \$ _____ Simple Description: IN VAUGHN OFF CEDAR AVE
Minimum Bid: \$300.00
Property Description: HARDIES CONTINUATION BLOCK 50 LOTS 1 FORMERLY: BRAULIO
RODRIGUEZ FORMERLY: ALEX & RUTH RAEI FORMERLY: RUTH RAEI FORMERLY: RUTH &
MARCELINO RAEI DEATHCERT. 117/679 133/236 FORMERLY: ROSA LOPEZ PINO 1/2
FORMERLY: RAEI MARCELINO, ERNEST & STACY MARQUEZ 137/375 145/226