

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 Sierra County, beginning at:

TIME: 10:00 AM

DATE: Thursday, August 1, 2024

LOCATION: SIERRA COUNTY AUCTION, 1712 N DATE ST, STE B, T OR C NM 87901

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: 31325
 UPC: 3010081300338
 Bidder # _____ Account: 0013702
 Delinquent Owner: GIOVANNA MARCHESE, MICHAEL MARCHESE
 Amount \$ _____ Simple Description: OUT OF TOWN OFF COUNTRY RD A015 & COUNTY RD A014
 Minimum Bid: \$1,100.00
 Property Description: Township 14 S Range 2 W Section 16 E2NE4SW4

Item #2 Case: 38992
 UPC: 3021078340258
 Bidder # _____ Account: 0001022
 Delinquent Owner: ARMIDA AND MICHAEL CHAVEZ, MICHAEL CHAVEZ
 Amount \$ _____ Simple Description: In T or C on Magnolia St & E 6th Ave
 Minimum Bid: \$700.00
 Property Description: LA VISTA ADDITION BLOCK 29 29 LOT 9 10

Item #3 Case: 39040
 UPC: 3021078467486
 Bidder # _____ Account: 0006334
 Delinquent Owner: ARMIDA CHAVEZ, CHAVEZ ARMIDA ATTN CHAVEZ MICHAEL L, MICHAEL
 Amount \$ _____ L CHAVEZ
 Simple Description: IN T OR C ON PINE ST & E RIVERSIDE DR
 Minimum Bid: \$1,800.00
 Property Description: RIVERSIDE ADDITION BLOCK 12 LOTS 13,14

Item #4 Case: 51848 **REMOVED**
 UPC: 3022079365105
 Bidder # _____ Account: 0010528
 Delinquent Owner: GREG MELLON, PAMELA E RINKER
 Amount \$ _____ Simple Description: IN T OR C @ VAN PATTEN & POST ST
 Minimum Bid: \$1,600.00
 Property Description: PALOMAS, HOT SPRINGS TOWNSITE BLOCK 22 LOTS 12,13,14 MH # 17018

Item #5 Case: 51853
 UPC: 3026100077221
 Bidder # _____ Account: 0001252
 Delinquent Owner: ANGELINA ARREY, MARK G ARREY, PIERRE U ARREY
 Amount \$ _____ Simple Description: OUT IN COUNTY OFF OF HWY 187 & BONITO CT
 Minimum Bid: \$700.00
 Property Description: Township 17 S Range 5 W Section 23 2.69 ACRES IN SE4NE4

Item #6 Case: 51858
 UPC: 3025085208247
 Bidder # _____ Account: 0015444
 Delinquent Owner: NATHANIEL IAN ALLISH
 Amount \$ _____ Simple Description: OUT IN COUNTY OFF OF HWY 187
 Minimum Bid: \$1,000.00
 Property Description: WHARTON ACRES BLOCK 3 LOT 5 THROUGH 16 INCL | WHARTON ACRES BLOCK 2 LOT 17 THROUGH 19 INCL | WHARTON ACRES BLOCK 2 LOT 21 THROUGH 23 INCL

Item #7 Case: 51859
 UPC: 3021078077331
 Bidder # _____ Account: 0015521
 Delinquent Owner: LAURIE COLLINS, THOMAS THOMAS COLLINS
 Amount \$ _____ Simple Description: IN T OR C @ KRUGER & E 4TH AVE
 Minimum Bid: \$1,000.00
 Property Description: YUCCA HEIGHTS BLOCK 5 W2 OF LOTS 7 THRU 10 MH ACCT #15605

Item #8 Case: 51862 **REMOVED**
 UPC: 3021078466307
 Bidder # _____ Account: 0016931
 Delinquent Owner: BRADLEY BACA, CRYSTAL BACA
 Amount \$ _____ Simple Description: IN T OR C @ E 4TH & PINE
 Minimum Bid: \$700.00
 Property Description: LA VISTA ADDITION BLOCK 9 LOTS 15 & 16

Item #9 Case: 51864
 UPC: 3026098162293
 Bidder # _____ Account: 0017439
 Delinquent Owner: MARTHA M GONZALEZ, RENE GONZALEZ
 Amount \$ _____ Simple Description: OUT OF COUNTY AT EL SHADDAI RD & HWY 187
 Minimum Bid: \$300.00
 Property Description: EL SHADDAI SUB LOT 17

Item #10 Case: 51867
 UPC: 3020077372253
 Bidder # _____ Account: 0001876
 Delinquent Owner: CALE DAVID THOMAS, JOLENE DORRIS THOMAS
 Amount \$ _____ Simple Description: IN T OR C @ CARRIE & RODEO ARENA RD
 Minimum Bid: \$15,100.00
 Property Description: MIMS 2ND SUB BLOCK 10 LOTS 8,10,12,14,16 0.129 ACRES ADJ TO LOT 16

Item #11 Case: 51878
 UPC: 3027097154401
 Bidder # _____ Account: 0002559
 Delinquent Owner: BECKY PARRILL, JEFFREY LEE PARRILL, MANUEL REQUEJO
 Amount \$ _____ Simple Description: OUT OF THE COUNTY AT TRUJILLO CREEK RD
 Minimum Bid: \$2,200.00
 Property Description: Township 17 S Range 5 W Section 3 E2E2SW4SE4

Item #12 Case: 51882
 UPC: 3022078022456
 Bidder # _____ Account: 0003100
 Delinquent Owner: CYNTHIA G RILEY, MELISSA RILEY, RILEY QUINTON ET AL
 Amount \$ _____ Simple Description: IN T OR C @ JOFFRE & S BRICH ST
 Minimum Bid: \$800.00
 Property Description: ORIGINAL TOWNSITE BLOCK 86 LOTS 11,N2 LOTS 12,13,14

Item #13 Case: 51884
 UPC: 3024079446096
 Bidder # _____ Account: 0004135
 Delinquent Owner: OLIVER WIEGAND, RICHARD ALAN BASILE
 Amount \$ _____ Simple Description: OUT IN COUNTY @ MUD CANYON RD AND CAN AM HWY
 Minimum Bid: \$1,000.00
 Property Description: Township 14 S Range 4 W Section 6 2.772 ACRES IN NW4NW4 WD BK 70 437-439

Item #14 Case: 51887
 UPC: 3010083010505
 Bidder # _____ Account: 0005979
 Delinquent Owner: BUD WALTERS
 Amount \$ _____ Simple Description: OUT IN COUNTY @ COUNTY RD A016 & PASEO DEL CONEJO
 Minimum Bid: \$1,500.00
 Property Description: BIG SKY VILLAGE LOT T | BIG SKY VILLAGE W2 OF LOT K

Item #15 Case: 51897 **REMOVED**
 UPC: 3020078487282
 Bidder # _____ Account: 0008469
 Delinquent Owner: BONNIE WILLIAMS, JUDY LUNDY (% BONNIE WILLIAMS)
 Amount \$ _____ Simple Description: IN T OR C AT ARROYO ST & GIBSON ST
 Minimum Bid: \$300.00
 Property Description: MIMS 1ST SUB BLOCK 7 LOT 16 LESS 175.45 SQ FT UNDIV 1/2 INT-
 WILLIAMS UNDIV 1/2 INT- LUNDY % WILLIAMS

Item #16 Case: 51900 **REMOVED**
 UPC: 3023079364378
 Bidder # _____ Account: 0009213
 Delinquent Owner: BERT HEADDEN, JO HEADDEN TRUST, MARK A MURPHY
 Amount \$ _____ Simple Description: IN T OR C AT MERCURY & VEATER ST
 Minimum Bid: \$600.00
 Property Description: CURREY LAIMINGER BLOCK 21 LOT 7

Item #17 Case: 51901
 UPC: 3009083183348
 Bidder # _____ Account: 0009248
 Delinquent Owner: VIOLA M HOBBS
 Amount \$ _____ Simple Description: OUT IN COUNTY LOCKED LAND OFF OF COUNTY RD A016
 Minimum Bid: \$200.00
 Property Description: CUTTER-MILLER BLOCK 23 LOTS 19,20,21

Item #18 Case: 51902 **REMOVED**
 UPC: 3026082470254
 Bidder # _____ Account: 0009309
 Delinquent Owner: JAMES B STEEN, JEWELL STEEN
 Amount \$ _____ Simple Description: OUT OF THE COUNTY @ LAS PALOMAS CANYON RD & COUNTY RD B076
 Minimum Bid: \$1,400.00
 Property Description: Township 14 S Range 5 W Section 23 5.02 ACRES IN SW4NW4

