

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, May 15, 2025

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: 32655
	UPC: 117906321421500
Bidder # _____	Account: R005273
	Delinquent Owner: CHRISTINE MONTANO, DEAN LOUIS MONTANO
Amount \$ _____	Simple Description: IN TUCUMCARI ON S FIFTH STREET
	Minimum Bid: \$300.00
	Property Description: Subd: HIGHLAND PARK Lot: 5 Block: 21
Item #2	Case: 57777
	UPC: 118006551838500
Bidder # _____	Account: R000215
	Delinquent Owner: CAMILLA APODACA, PETE APODACA ETUX
Amount \$ _____	Simple Description: IN TUCUMCARI ON W CAMPBELL
	Minimum Bid: \$300.00
	Property Description: Subd: ROCK ISLAND Lot: 2 Block: 1
Item #3	Case: 57778
	UPC: 118006420029000
Bidder # _____	Account: R000326
	Delinquent Owner: ARTHUR R. MEDINA
Amount \$ _____	Simple Description: IN TUCUMCARI ON N GROVE STREET
	Minimum Bid: \$600.00
	Property Description: Subd: RUSSELL Lot: 6 Block: 53

Item #4 Case: 57782
 UPC: 117906451419900
Bidder # _____ Account: R001326
 Delinquent Owner: ELIZABETH A. COONROD
Amount \$ _____ Simple Description: IN TUCUMCARI ON W ABER
 Minimum Bid: \$500.00
 Property Description: Subd: TUCUMCARI OT Lot: 20 Block: 12

Item #5 Case: 57784
 UPC: 117906435148600
Bidder # _____ Account: R002239
 Delinquent Owner: WILLIE L. HOLLY C/O BRUCE GREEN, WILSON HOLLY
Amount \$ _____ Simple Description: IN TUCUMCARI ON N SECOND STREET
 Minimum Bid: \$1,200.00
 Property Description: Subd: SOUTHWESTERN Lot: 2 Block: 6

Item #6 Case: 57797
 UPC: 117906427548600
Bidder # _____ Account: R004917
 Delinquent Owner: ANDREW APODACA
Amount \$ _____ Simple Description: IN TUCUMCARI ON N FOURTH STREET
 Minimum Bid: \$400.00
 Property Description: Subd: SOUTHWESTERN Lot: 2 Block: 8

Item #7 Case: 57798
 UPC: 117906329028300
Bidder # _____ Account: R005179
 Delinquent Owner: DANNY MCKINNEY
Amount \$ _____ Simple Description: IN TUCUMCARI ON S THIRD STREET
 Minimum Bid: \$4,700.00
 Property Description: Subd: GAMBLE Lot: 7-9 Block: 15

Item #8 Case: 57799
 UPC: 117906438946600
Bidder # _____ Account: R005230
 Delinquent Owner: FRANKIE SALAS
Amount \$ _____ Simple Description: IN TUCUMCARI ON N FIRST STREET
 Minimum Bid: \$400.00
 Property Description: Subd: SOUTHWESTERN Lot: 6 Block: 5

Item #9 Case: 57803
 UPC: 118006408904600
Bidder # _____ Account: R005584
 Delinquent Owner: ARTHUR R. MEDINA
Amount \$ _____ Simple Description: IN TUCUMCARI ON E MCGEE
 Minimum Bid: \$600.00
 Property Description: Subd: ABER Lot: 8 Block: 28

Item #10 Case: 57808
 UPC: 117906435151200
Bidder # _____ Account: R007482
 Delinquent Owner: ABEL TEODORO VALVERDE, CECILIA HAUN, LOUIS VALVERDE JR,
Amount \$ _____ MARGIE PARRA, PEARL PARRA, ROSE LEE BRUHN, TERRY VICTOR VALVERDE, VIRGINIA
 MARQUEZ C/O ETAL
 Simple Description: IN TUCUMCARI ON N SECOND STREET
 Minimum Bid: \$900.00
 Property Description: Subd: SOUTHWESTERN Lot: 3 Block: 3

Item #11 Case: 57825
 UPC: 117906425521500
Bidder # _____ Account: R009686
 Delinquent Owner: CARLOS T. ROMERO, NIVA ROMERO ETUX C/O JOSHUA OGLESBY ETAL
Amount \$ _____ SERENA YSCO
 Simple Description: IN TUCUMCARI ON E TURNER

Minimum Bid: \$900.00

Property Description: Subd: DAUBS 1ST Lot: 15-16 Block: 12

Item #12	Case: 57826 UPC: 117906438549000
Bidder # _____	Account: R009716 Delinquent Owner: ANGIE CARRASCO
Amount \$ _____	Simple Description: IN TUCUMCARI ON N FIRST ST Minimum Bid: \$600.00 Property Description: Subd: SOUTHWESTERN Block: 5 E 70 OF LOT 1
Item #13	Case: 57827 UPC: 119307736405600
Bidder # _____	Account: R009952 Delinquent Owner: JACKIE MERCER ETUX, TIM MERCER
Amount \$ _____	Simple Description: IN LOGAN ON 540 LOOP Minimum Bid: \$600.00 Property Description: Subd: UTE CREEK PARK 1 Block: 5 A TRACT IN LOT 2
Item #14	Case: 57828 UPC: 117906451119900
Bidder # _____	Account: R010210 Delinquent Owner: ELIZABETH A. COONROD
Amount \$ _____	Simple Description: IN TUCUMCARI ON W ABER Minimum Bid: \$1,100.00 Property Description: Subd: TUCUMCARI OT Lot: 18-19 Block: 12
Item #15	Case: 57833 UPC: 117906405517600
Bidder # _____	Account: R010994 Delinquent Owner: CHRISTINE RIVERA ETUX, FRANCES E. SISNEROS, VICTOR RIVERA
Amount \$ _____	Simple Description: IN TUCUMCARI ON ABER Minimum Bid: \$1,100.00 Property Description: Subd: TUCUMCARI OT Lot: 7-8 Block: 19
Item #16	Case: 57836 UPC: 117906402202500
Bidder # _____	Account: R011988 Delinquent Owner: ARTHUR R. MEDINA
Amount \$ _____	Simple Description: IN TUCUMCARI ON S THIRD STREET Minimum Bid: \$1,700.00 Property Description: Subd: MCGEE Lot: 2 Block: 38
Item #17	Case: 57839 UPC: 117906446823700
Bidder # _____	Account: R012527 Delinquent Owner: BRIGIDA BENAVIDEZ
Amount \$ _____	Simple Description: IN TUCUMCARI ON CENTER ST Minimum Bid: \$3,200.00 Property Description: Subd: RUSSELL Lot: 14 Block: 9
Item #18	Case: 57855 UPC: 117906212103900
Bidder # _____	Account: R902161 Delinquent Owner: SUSAN VANDIVER
Amount \$ _____	Simple Description: OUTSIDE OF TUCUMCARI OFF W LA JOYA AVE Minimum Bid: \$400.00 Property Description: Subd: CHAPARRAL Lot: 6 Block: 2

Item #19 Case: 57857
 UPC: 117906331334000
 Bidder # _____ Account: R902714
 Delinquent Owner: DALE E. VAN HOLLAND
 Amount \$ _____ Simple Description: IN TUCUMCARI ON S THIRD STREET
 Minimum Bid: \$600.00
 Property Description: Subd: GAMBLE Lot: 1 Block: 13 & N 40 FT OF LOT 2

Item #20 Case: 57858
 UPC: 118006407629000
 Bidder # _____ Account: R903550
 Delinquent Owner: ARTHUR MEDINA
 Amount \$ _____ Simple Description: IN TUCUMCARI ON E SMITH
 Minimum Bid: \$400.00
 Property Description: Subd: RUSSELL Lot: 1 Block: 29

Item #21 Case: 57864
 UPC: 119607748837200
 Bidder # _____ Account: R905017
 Delinquent Owner: CARL B. ZIEGLER C/O KRISTINE EATON
 Amount \$ _____ Simple Description: IN LOGAN OFF QUAY COUNTY RD W
 Minimum Bid: \$500.00
 Property Description: Subd: PYLE Lot: 4 Block: 3

Item #22 Case: 57865
 UPC: 119607748837900
 Bidder # _____ Account: R905018
 Delinquent Owner: CARL B. ZIEGLER C/O KRISTINE EATON
 Amount \$ _____ Simple Description: IN LOGAN OFF QUAY RD W
 Minimum Bid: \$600.00
 Property Description: Subd: PYLE Lot: 5 Block: 3

Item #23 Case: 57867
 UPC: 120105940225700
 Bidder # _____ Account: R905495
 Delinquent Owner: GLENN R. HAYNES ETAL C/O JEFFREY GORTON
 Amount \$ _____ Simple Description: IN SAN JON OFF U.S. RTE 66
 Minimum Bid: \$200.00
 Property Description: Subd: SAN JON Lot: 6-7 Block: 28

Item #24 Case: 57868
 UPC: 120105940423600
 Bidder # _____ Account: R905496
 Delinquent Owner: GLENN R. HAYNES ETAL C/O JEFFREY GORTON
 Amount \$ _____ Simple Description: IN SAN JON OFF W MAIN AVE
 Minimum Bid: \$200.00
 Property Description: Subd: SAN JON Block: 29 LOTS 1 & 5-6

Item #25 Case: 57869
 UPC: 120105944123600
 Bidder # _____ Account: R905497
 Delinquent Owner: GLENN R. HAYNES ETAL C/O JEFFREY GORTON
 Amount \$ _____ Simple Description: IN SAN JON OFF E MAIN AVE
 Minimum Bid: \$200.00
 Property Description: Subd: SAN JON Lot: 5-6 Block: 30 & LOTS 14-15

Item #26 Case: 57870
 UPC: 120105946225700
 Bidder # _____ Account: R905498
 Delinquent Owner: GLENN R. HAYNES ETAL C/O JEFFREY GORTON
 Amount \$ _____ Simple Description: IN SAN JON OFF E MAIN AVE
 Minimum Bid: \$200.00
 Property Description: Subd: SAN JON Lot: 11-12 Block: 26

Item #27 Case: 57871
 UPC: 120105947523600
Bidder # _____ Account: R905499
 Delinquent Owner: GLENN R. HAYNES ETAL C/O JEFFREY GORTON
Amount \$ _____ Simple Description: IN SAN JON OFF E MIAN AVE
 Minimum Bid: \$200.00
 Property Description: Subd: SAN JON Lot: 11-12 Block: 31

Item #28 Case: 57872
 UPC: 120105947617600
Bidder # _____ Account: R905500
 Delinquent Owner: GLENN R. HAYNES ETAL C/O JEFFREY GORTON
Amount \$ _____ Simple Description: IN SAN JON OFF S THIRD STREET
 Minimum Bid: \$200.00
 Property Description: Subd: SAN JON Lot: 1-2 Block: 52 LOTS 5-6

Item #29 Case: 57873
 UPC: 120105952816400
Bidder # _____ Account: R905501
 Delinquent Owner: GLENN R. HAYNES ETAL C/O JEFFREY GORTON
Amount \$ _____ Simple Description: IN SAN JON OFF S FOURTH STREET
 Minimum Bid: \$200.00
 Property Description: Subd: SAN JON Lot: 7-8 Block: 51 LESS HWY

Item #30 Case: 57876
 UPC: 116005825747400
Bidder # _____ Account: R906341
 Delinquent Owner: A. T. JONES ETUX
Amount \$ _____ Simple Description: OUTSIDE TUCUMCARI OFF I-40 FRONTAGE RD
 Minimum Bid: \$200.00
 Property Description: Subd: MONTOYA OT Lot: 6-7 Block: 2

Item #31 Case: 57877
 UPC: 117906344528000
Bidder # _____ Account: R907187
 Delinquent Owner: DALE E. VAN HOLLAND
Amount \$ _____ Simple Description: IN TUCUMCARI ON S MONROE
 Minimum Bid: \$500.00
 Property Description: Subd: GAMBLE Lot: 10 Block: 19

Item #32 Case: 57880
 UPC: 117906543608600
Bidder # _____ Account: R907798
 Delinquent Owner: BRIGIDA BENAVIDEZ
Amount \$ _____ Simple Description: IN TUCUMCARI ON WALNUT AVE
 Minimum Bid: \$300.00
 Property Description: Subd: BUCHANAN Lot: 5 Block: 7

Item #33 Case: 57890
 UPC: 119607747205200
Bidder # _____ Account: R909802
 Delinquent Owner: GARY EDWIN VIERS, JUDY EILEEN VIERS ETUX
Amount \$ _____ Simple Description: IN LOGAN OFF OF LAKE RD
 Minimum Bid: \$400.00
 Property Description: Subd: RAMSEY ADDITION Lot: 25 Block: 2 & LOT 27

Item #34 Case: 57891
 UPC: 117906340512400
Bidder # _____ Account: R909955
 Delinquent Owner: NATHANIEL KELLER
Amount \$ _____ Simple Description: IN TUCUMCARI OFF E CHARLES AVE
 Minimum Bid: \$700.00
 Property Description: Subd: COOPerview Block: 91 ALL

Item #35 Case: 57892
 UPC: 117906238717500
Bidder # _____ Account: R910850
 Delinquent Owner: APRIL SHIPLEY ETUX, EDGAR SHIPLEY III
Amount \$ _____ Simple Description: OUTSIDE OF TUCUMCARI ON W LA JOYA AVE
 Minimum Bid: \$900.00
 Property Description: S: 26 T: 11 R: 30 1.90 ACRE IN NORTH PART OF TRACT-3 IN THE NW4SE4,

Item #36 Case: 57894
 UPC: 117906344528400
Bidder # _____ Account: R912019
 Delinquent Owner: DALE E. VAN HOLLAND
Amount \$ _____ Simple Description: IN TUCUMCARI ON S MONROE
 Minimum Bid: \$400.00
 Property Description: Subd: GAMBLE Block: 19 N 25 FT OF LOT 9