

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, August 5, 2025

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: 16921
	UPC: 1125048334163
Bidder # _____	Account: 0011515
	Delinquent Owner: GEORGE DODGE (PRTP, LLC.), PRTP, LLC.
Amount \$ _____	Simple Description: IN SANTA ROSA OFF 5TH STREET ON HWY 54
	Minimum Bid: \$2,000.00
	Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 46 LOTS 3-6 FORMERLY: THELMA DARSEY REVOCABLE TRUST FORMERLY: NELL CLAUNCH FORMERLY: NBA SANTA ROSA, LLC 62/725 64/832 66/526 66/527 120/276-78 120/278 136/525
Item #2	Case: 16933
	UPC: 1125048371037
Bidder # _____	Account: 0012001
	Delinquent Owner: MARGARET ROMERO, PHILLIP ROMERO, RACHEL ROMERO
Amount \$ _____	Simple Description: IN SANTA ROSA ON S6TH STREET OFF OF CAPITAN AVE
	Minimum Bid: \$2,500.00
	Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 52 LOTS 12 FORMERLY: MIQUELITA RAEI FORMERLY: JAMES H. SENA SR. FORMERLY: PHILLIP ROMERO ETAL 59/334 59/697 67/722 68/451 DEEDED AS COMMUNITY PROPERTY 119/665 119/667 119/656-CONT. 120/265-AFFIDAVIT 127/145 202200507
Item #3	Case: 31409
	UPC: 1125048352132
Bidder # _____	Account: 0011622
	Delinquent Owner: ALBERT E. OR VANESSA Y. TORRES, TORRES, ALBERT E. AND VANESSA Y.
Amount \$ _____	Simple Description: IN SANTA ROSA OFF S11TH ST ON CORTEZ AVE
	Minimum Bid: \$1,600.00
	Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 44 LOTS 11,12 FORMERLY:

ERNESTO S. GALLEGOS, JR. FORMERLY: RAYMOND & STELLA GALLEGOS FORMERLY:
PORFIRIO MANCHA, ETAL FORMERLY: ABN AMRO MORT GROUP/CITIM FORMERLY:
FEDERAL HOME LOAN MORT. 58/316 68/428 117/421 117/871

Item #4 Case: 31436
UPC: 1095025388139
Bidder # _____ Account: 0014469
Delinquent Owner: PEARL C. REAMS
Amount \$ _____ Simple Description: WITHIN FIRST ADDITION VAUGHN NM
Minimum Bid: \$100.00
Property Description: FIRST ADDITION BLOCK 12 LOTS 5,6 | FIRST ADDITION BLOCK 25
LOTS 4

Item #5 Case: 41818
UPC: 1125047020372
Bidder # _____ Account: 0010440
Delinquent Owner: MARCELLA L. BACA
Amount \$ _____ Simple Description: OFF BLACK ST SANTA ROSA NM
Minimum Bid: \$500.00
Property Description: JOE D. TRUJILLO ADDITION LOT 8 FORMERLY: CHRISTINE E. ZAMORA
FORMERLY: GILBERT & CHRISTINE SANCHEZ FORMERLY: GEORGE & ANITA VALENCIA
FORMERLY: COUNTRYWIDE HOME LOANS FORMERLY: JOSEPH & PELAGIA CHAVEZ 60/363
64/315 68/231 CAUSE #D424-CV-2006-26 114/84 117/41

Item #6 Case: 41894
UPC: 1097024319062
Bidder # _____ Account: 0014603
Delinquent Owner: WESLEY J BARNES
Amount \$ _____ Simple Description: OFF HURLEY ST VAUGHN NM
Minimum Bid: \$2,100.00
Property Description: SANTA FE LAND IMPROVEMENT CO. BLOCK 25 LOTS 4,5,6 FORMERLY:
C/O LOIS WINDSOR FORMERLY: C/O NORBERT ARCHIBEQUE 66/934 68/47 68/48

Item #7 Case: 67219
UPC: 1096024460401
Bidder # _____ Account: 0010172
Delinquent Owner: ISMAEL CASTILLO
Amount \$ _____ Simple Description: OFF 11TH ST VAUGHN NM
Minimum Bid: \$200.00
Property Description: ORIGINAL TOWNSITE VAUGHN BLOCK 15 PORTION OF LOTS 8 TRACT
IN LOT 8, BEING 20F ON THE S SIDE & 25F ON THE N SIDE FORMERLY: GILBERT PARRAZ

Item #8 Case: 67220
UPC: 1096024465401
Bidder # _____ Account: 0010216
Delinquent Owner: ISAMEL CASTILLO
Amount \$ _____ Simple Description: OFF W 12TH ST VAUGHN NM
Minimum Bid: \$400.00
Property Description: ORIGINAL TOWNSITE VAUGHN BLOCK 15 30' LOTS 7 FORMERLY:
RICHARD GONZALES | ORIGINAL TOWNSITE VAUGHN BLOCK 15 PORTION OF LOTS 7 ALL
THAT PT. OF LOT 7 OTSV BND. DESCRIBED AS FOLLOWS: BEG. AT A PT. IN THE N LINE OF
ALLEY OF BLK 15, PT. BEING DIST. 100F E OF SW COR. OF LOT 7 BLK. 15 AND RUNNING
THENCE N TO R/W LINE OF EASTERN R/W OF NM (SANTA FE SYSTEM); THENCE IN A SE'LY
DIRECTION WITH R/W LYING TO A PT. IN DIRECT LINE WITH THE DIVIDING LINE BETWEEN
LOTS 3 & 4 BLK 15, THENCE S TO ALLEY IN BLK 15 AT INT. DIST. 150F E TO SW COR. OF LOT 7;
THENCE W WITH ALLEY LINE,

Item #9 Case: 67221
UPC: 1125048207277
Bidder # _____ Account: 0010336
Delinquent Owner: ERNESTINE D. ARANDA
Amount \$ _____ Simple Description: off n 10th st Santa Rosa
Minimum Bid: \$700.00
Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 110 LOTS 27 THROUGH 32
INCL FORMERLY: MARCELINO GUTIERREZ FORMERLY: CLEOTILDE ROMERO FORMERLY:
MARCELINO & LUCIA GUTIERREZ, ETAL FORMERLY: ARSENIO P. SANCHEZ 56/697 61/364
64/32 118/581

Item #10 Case: 67225
UPC: 1126048318191
Bidder # _____ Account: 0011036
Delinquent Owner: DONNA SILVA
Amount \$ _____ Simple Description: OFF HISTORIC ROUTE 66 SANTA ROSA
Minimum Bid: \$300.00
Property Description: WADE COCKRELL SURVEY PORTION OF LOT 3 LOT 3A ON PLAT C-396
SECTION-1 TOWNSHIP-8N RANGE-21E ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE
IN THE N1/2SE1/4 OF SEC.1, T8N, R21E OF THE NMPM, GUADALUPE COUNTY, DESCRIBED AS
FOLLOWS: A 120'X 60' TRACT BEING A PORTION OF THAT CERTAIN PARCEL OF LAND
DESCRIBED IN THAT CERTAIN WD FILED FOR RECORD ON OCT.23, 1991 IN DEED BK 62, PG 268
OF THE GUADALUPE COUNTY CLERK AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF SOUTH

Item #11 Case: 67227
UPC: 1096024455401
Bidder # _____ Account: 0011584
Delinquent Owner: ISMAEL CASTILLO
Amount \$ _____ Simple Description: OFF W 12TH ST VAUGHN NM
Minimum Bid: \$700.00
Property Description: ORIGINAL TOWNSITE VAUGHN BLOCK 15 PORTION OF LOTS 7 PT. OF
LOT 7 BEGINNING AT SW COR. OF LOT 7, THENCE N 160F; THENCE E'LY 55F, THENCE S-160F,
THENCE W'LY 50F TO THE POINT OF BEGINNING. FORMERLY: SENOVIO CHAVEZ FORMERLY:
LUIS G. CHAVEZ FORMERLY: SENOVIO CHAVEZ FORMERLY: JOE F. CHAVEZ 57/405 57/648

Item #12 Case: 67230
UPC: 1125048003188
Bidder # _____ Account: 0011915
Delinquent Owner: BARBARA J. DUKE
Amount \$ _____ Simple Description: OFF N 3RD ST SANTA ROSA
Minimum Bid: \$600.00
Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 128 LOTS 1,2,3 LOTS 4
FORMERLY: MIGUEL SALAS FORMERLY: JUANITA SALAS FORMERLY: BARBARA &
SAMANTHA SALAS FORMERLY: GLORIA M. SALAS 57/233 61/493 66/250

Item #13 Case: 67231
UPC: 1097024205172
Bidder # _____ Account: 0012040
Delinquent Owner: JOHNNY CHAVEZ
Amount \$ _____ Simple Description: OFF ROOSEVELT AVE VAUGHN
Minimum Bid: \$800.00
Property Description: VICTORY ADDITION BLOCK 8 LOTS 4 FORMERLY: SALLY DURAN
FORMERLY: LUCAROL APODACA 106/640-DEATH CERT. 61/66 202100520

Item #14 Case: 67232
UPC: 1125048035118
Bidder # _____ Account: 0012128
Delinquent Owner: UNION PROTECTIVE HISPANA AMER. (UNION PROTECTIVE HIPANA
AMERICA)
Amount \$ _____ Simple Description: OFF EDDY AVE SANTA ROSA
Minimum Bid: \$1,300.00

Property Description: ORIGINAL TOWNSITE SANTA ROSA BLOCK 103 SW¹/₂ OF LOTS 17,18 SW¹/₂ OF LOTS 19,20 37/97

Item #15 Case: 67234
UPC: 1136048066200
Bidder # _____ Account: 0012403
Delinquent Owner: JAMES H. WADE
Amount \$ _____ Simple Description: Within Sec. 3 Township 08N Range 23E
Minimum Bid: \$100.00
Property Description: Township 8 N Range 23 E Section 3 LOT 4, SW1/4NW1/4, N1/2SW1/4 TOTAL ACS; 171.93 E; FORMERLY: ARTHUR J. WADE 58/412 121/502-FILE NO.07CP-0044

Item #16 Case: 67249
UPC: 1128040510280
Bidder # _____ Account: 0014090
Delinquent Owner: JOSE A. GRIEGO
Amount \$ _____ Simple Description: OFF COUNTY RD 3-C SANTA ROSA
Minimum Bid: \$400.00
Property Description: Township 7 N Range 22 E Section 17 LOT IN PDL, BND: N,W-ALEXANDER GRZELACHOWSKI E-LIMITS OF 1/4 LINE S17, T7N, R22E S-ROAD & LANDS OF MARIA MARES SAID LOT OR PARCEL OF LAND CONTAINING 100Y IN LENGTH AND BREADTH. FORMERLY: HENRY CAMPOS FORMERLY: PAUL KINTZINGER FORMERLY: WESTERN ASSURANCE CO. FORMERLY: PAUL R. KINTZINGER FORMERLY: JOSE A. & BENITA GRIEGO 59/462 55/558 64/789 66/800

Item #17 Case: 67256
UPC: 1125047229430
Bidder # _____ Account: 0014812
Delinquent Owner: JOHN A. CHAVEZ
Amount \$ _____ Simple Description: OFF S 3RD ST SANTA ROSA NM
Minimum Bid: \$400.00
Property Description: CELSO BACA ADDITION BLOCK 7 LOTS 11,12 LOTS 11 & 12 LESS SE¹/₂LY 3F OF SW¹/₂LY 1/2 OF 12 FORMERLY: LUCY P. CHAVEZ *1998 CRES MOBILE HOME LOCATED ON THIS PROPERTY 16X70.

Item #18 Case: 67257
UPC: 1098046175400
Bidder # _____ Account: 0038324
Delinquent Owner: JEAN SMITH
Amount \$ _____ Simple Description: Within Canon Milagro Subdivision
Minimum Bid: \$900.00
Property Description: CANON MILAGRO SUBDIVISION PHASE 1 CM 17 CM 18 AS SHOWN ON PLAT TITLED CANON MILAGRO, PHASE 1, RECORDED AT GUADALUPE COUNTY COURTHOUSE FEB. 18, 2002 IN BK C, PG 32. SAID TRACT IS 40.855 ACS. SUBJECT TO COVENANTS RECORDED IN BK 68, PGS 158 THRU 162 RECORDED FEB. 18, 2002. REFERENCE #CM-17:18. FORMERLY: ROCKY MTN TIMBERLANDS 100/44

Item #19 Case: 67258
UPC: 1102040300395
Bidder # _____ Account: 0038699
Delinquent Owner: MELVYN NICKLIN
Amount \$ _____ Simple Description: Within Pintada Ranches development.
Minimum Bid: \$200.00
Property Description: PINTADA RANCHES DEVELOPMENT TRACT 10 PINTADA RANCHES DEVELOPMENT AS SET FORTH IN THAT CERTAIN PLAT RECORDED IN BK C, PG 109 A-F ON AUGUST 24, 2005 IN THE OFFICE OF THE COUNTY CLERK OF GUADALUPE COUNTY, NM. FORMERLY: EDWIN BURT FORMERLY: PINTADA, LLC FORMERLY: N.M. LAND & RANCHES, INC. 108/463 108/466

Item #20 Case: 67259
UPC: 1105042101400
Bidder # _____ Account: 0038722
Delinquent Owner: CHRIS E. WILKINSON
Amount \$ _____ Simple Description: Within Pintada Ranches Development
Minimum Bid: \$200.00
Property Description: PINTADA RANCHES DEVELOPMENT TRACT 33 PINTADA RANCHES
DEVELOPMENT AS SET FORTH IN THAT CERTAIN PLAT RECORDED IN BK C, PG 109 A-F ON
AUGUST 24, 2005 IN THE OFFICE OF THE COUNTY CLERK OF GUADALUPE COUNTY, NM.
FORMERLY: EDWIN BURT FORMERLY: PINTADA, LLC FORMERLY: N.M. LAND & RANCHES,
INC. FORMERLY: DETWILER, ALFRED G., ETAL FORMERLY: FARM CREDIT OF NEW MEXICO
108/463 108/466 110/267 144/3

Item #21 Case: 67260
UPC: 1092053440160
Bidder # _____ Account: 0038865
Delinquent Owner: HOME ADVOCATE INC., A NEVADA CORP. (HOME ADVOCATE INC)
Amount \$ _____ Simple Description: Within Portaillo Creek Ranch ph 2
Minimum Bid: \$100.00
Property Description: PORTRILLO CREEK RANCH SUBD.PHASE II TRACT 21 CONTAINING
150.53 ACRES, MORE OR LESS, PORTRILLO CREEK RANCH SUBDIVISION PHASE II,
GUADALUPE COUNTY, NEW MEXICO, AS SHOWN AS ON PLAT OF SURVEY BY GEOMETRON
SURVEY SYSTEMS, DATED MARCH 23,2006, FILED IN THE OFFICE OF THE GUADALUPE
COUNTY CLERK, APRIL 26,2006 IN PLAT BOOK C, PAGE 124B. FORMERLY: IQ INVESTMENTS
FORMERLY: RANCH ENTERPRISES INC. FORMERLY: SAMUEL POORMAN FORMERLY:
EDUARDO MORALES ETAL FORMERLY: RANCH ENTERPRISES, LTD 111/18 111/8 121/215

Item #22 Case: 67261
UPC: 1003943811131095026
Bidder # _____ Account: 0039438
Delinquent Owner: ERICA GALLEGOS
Amount \$ _____ Simple Description: OFF RIVER RD SANTA ROAS NM
Minimum Bid: \$900.00
Property Description: Township 8 N Range 21 E Section 14 LOT 16, TRACT A AS SHOWN ON PLAT OF
SURVEY PREPARED FOR THE A.E.I.J. CAMPOS TRUST, BY BILLINGSLEY ENGINEERING, P.C.,
DATED OCT. 8, 2010, DRAWING NO. 08-30-2010-B FILED FOR RECORD IN THE OFFICE OF THE
GUADALUPE COUNTY CLERK, OCT. 13 2010, IN PLAT BOOK C, PG. 230. TOTAL ACS.; 2.002
FORMERLY: CC CATTLE CO. FORMERLY: ALBERT & IDA JO CAMPOS FORMERLY: A.E.I.J.
CAMPOS TRUST 59/151 107/361

Item #23 Case: 67263
UPC: 1097024284101
Bidder # _____ Account: 0040446
Delinquent Owner: ROBERT W. JR MOORE
Amount \$ _____ Simple Description: JOFF S 4TH ST VAUGHN NM
Minimum Bid: \$300.00
Property Description: SANTA FE LAND IMPROVEMENT CO. BLOCK 13 LOTS 4 FORMERLY:
ARCHIE ALLEN FORMERLY: ARLEN ALLEN & KATRINA ACR 62/942 2021/180