

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 Catron County, beginning at:

**TIME:** 10:00 AM

**DATE:** Thursday, September 11, 2025

**LOCATION:** CATRON COUNTY COURTHOUSE, 100 Main St. , Reserve NM 87830

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: 45784  
                              UPC: 3084011330066  
Bidder #\_\_\_\_\_       Account: 0011160  
                              Delinquent Owner: NANCY KNIPE REVOCABLE TRUST  
Amount \$\_\_\_\_\_     Simple Description: IN DATIL OFF FS ROAD 214  
                              Minimum Bid: \$1,100.00  
                              Property Description: Township 2 S Range 14 W Section 30 NE4NW4; CONT. 40.00 AC. BLM PERMIT  
                              MH #12915 HERE MH IS 1664 SQ. FT. MH #14156 HERE MH IS 1216 SQ. FT LSE-LEYBA, SAM  
                              #83337 `22`

Item #2                    Case: 45808  
                              UPC: 2065015510425  
Bidder #\_\_\_\_\_       Account: 0012538  
                              Delinquent Owner: MATTHEW E. ALLEN, MATTHEW E. ALLEN (C/O JAMES BUCKLEY)  
Amount \$\_\_\_\_\_     Simple Description: IN PIE TOWN OFF SUNSET RIDGE LN  
                              Minimum Bid: \$1,100.00  
                              Property Description: PONDEROSA VIEWS UNIT I      LOT 3 CONT. 12.63 AC.

Item #3                    Case: 45815 **REMOVED**  
                              UPC: 2085010347425  
Bidder #\_\_\_\_\_       Account: 0013457  
                              Delinquent Owner: JENNIFER B. DREXLER  
Amount \$\_\_\_\_\_     Simple Description: INDIAN SPRINGS SUBD, IN QUEMADO OFF APACHE CT.  
                              Minimum Bid: \$800.00  
                              Property Description: INDIAN SPRINGS UNIT II      LOT 159 CONT. 12.31 AC.

Item #4                    Case: 45849  
                              UPC: 2052018198462  
Bidder #\_\_\_\_\_       Account: 0003407  
                              Delinquent Owner: SANDRA KAY MONTOKA  
Amount \$\_\_\_\_\_     Simple Description: IN DATIL OFF CRISWELL RD  
                              Minimum Bid: \$900.00  
                              Property Description: Township 3 N Range 9 W Section 4 NW4NE4; (SAME AS LOT #2)

Item #5                    Case: 45858  
                              UPC: 2056013066330  
Bidder #\_\_\_\_\_       Account: 0005034  
                              Delinquent Owner: CATHERINE MARY DUPONT  
Amount \$\_\_\_\_\_     Simple Description: NE OF PIETOWN  
                              Minimum Bid: \$700.00  
                              Property Description: Township 3 N Range 10 W Section 35 SE4NE4;

Item #6 Case: 45859  
UPC: 3072016436295  
Bidder # \_\_\_\_\_ Account: 0005193  
Delinquent Owner: MARY L. FLOREZ, THE LAST FRONTIER, THE LAST FRONTIER C/O MARY L FLOREZ  
Amount \$ \_\_\_\_\_ Simple Description: IN DATIL OFF SCOUTS DR.  
Minimum Bid: \$900.00  
Property Description: LAST FRONTIER UNIT III LOT 48 CONT. 11.63 AC. M/L

Item #7 Case: 45863  
UPC: 2054015330495  
Bidder # \_\_\_\_\_ Account: 0005918  
Delinquent Owner: EVELYN A. CANDIDO  
Amount \$ \_\_\_\_\_ Simple Description: IN DATIL OFF CRISWELL RD.  
Minimum Bid: \$500.00  
Property Description: Township 3 N Range 9 W Section 19 N2NE4NW4; LESS A 30 FT. EASEMENT AROUND THE PROPERTY FOR ROADS AND UTILITIES.

Item #8 Case: 45864 **REMOVED**  
UPC: 3071017162068  
Bidder # \_\_\_\_\_ Account: 0006049  
Delinquent Owner: CYNTHIA R. SANDOVAL, MICHAEL L. SANDOVAL  
Amount \$ \_\_\_\_\_ Simple Description: IN DATIL OFF WAGON TRAIL  
Minimum Bid: \$700.00  
Property Description: TEE PEE RANCH UNIT I LOT 87 CONT. 5.85 AC. M/L

Item #9 Case: 45867 **REMOVED**  
UPC: 3070017391198  
Bidder # \_\_\_\_\_ Account: 0006368  
Delinquent Owner: MATTHEW D LENGAL, MATTHEW LENGAL, STEPHEN A. LENGAL  
Amount \$ \_\_\_\_\_ Simple Description: IN DATIL OFF LANCE LN  
Minimum Bid: \$600.00  
Property Description: TEE PEE RANCH UNIT II LOT 139 CONT. 5.00 AC. M/L

Item #10 Case: 45873  
UPC: 3058008026390  
Bidder # \_\_\_\_\_ Account: 0006656  
Delinquent Owner: LEILANI DARLING  
Amount \$ \_\_\_\_\_ Simple Description: IN DATIL OFF LOG CABIN DR.  
Minimum Bid: \$1,000.00  
Property Description: HOMESTEAD UNIT II LOT 125 CONT. 8.91 AC. M/L

Item #11 Case: 45893  
UPC: 3062012122220  
Bidder # \_\_\_\_\_ Account: 0008856  
Delinquent Owner: GEORGE G. ZALHOUM, GEORGE G. ZALHOUM (C/O ROBERT ZALHOUM)  
Amount \$ \_\_\_\_\_ Simple Description: IN DATIL OFF SADDLE CIRCLE  
Minimum Bid: \$800.00  
Property Description: WILDWOOD HIGHLANDS UNIT II LOT 69 CONT. 10.74 AC.

Item #12 Case: 45903  
UPC: 3082006066396  
Bidder # \_\_\_\_\_ Account: 0009752  
Delinquent Owner: WILLIAM LESLIE CLARK  
Amount \$ \_\_\_\_\_ Simple Description: IN QUEMADO OFF PROSPERO RD.  
Minimum Bid: \$2,300.00  
Property Description: Township 1 S Range 14 W Section 33 E2SE4; CONT. 80.00 AC.

Item #13 Case: 45904  
UPC: 3094007402310  
Bidder # \_\_\_\_\_ Account: 0009855  
Delinquent Owner: ADRIAN ALBA, ANTHONY ALBA, ARTHUR R ALBA  
Amount \$ \_\_\_\_\_ Simple Description: IN QUEMADO OFF PARADISE LOOP  
Minimum Bid: \$1,300.00  
Property Description: QUEMADO LAKE ESTATES UNIT IV BLOCK U LOT 12 CONT. 1.764 AC. M/L

Item #14 Case: 65652  
UPC: 2059019122315  
Bidder # \_\_\_\_\_ Account: 0010936  
Delinquent Owner: C/O NANCY JONES (WILD HORSE DEV CORP ESTATE OF DANIEL C WICKLAND), DANIEL C WICKLAND ESTATE (C/O NANCY JONES)  
Amount \$ \_\_\_\_\_ Simple Description: IN PIE TOWN OFF ELK TRL AND S RANCHERO RD  
Minimum Bid: \$700.00  
Property Description: WILD HORSE RANCH UNIT III LOT 19 CONT. 30.771 AC.

Item #15 Case: 65653  
UPC: 2059019033330  
Bidder # \_\_\_\_\_ Account: 0010937  
Delinquent Owner: DANIEL C WICKLAND, DANIEL C WICKLAND (C/O NANCY JONES)  
Amount \$ \_\_\_\_\_ Simple Description: PIE TOWN, OFF ELK TRAIL  
Minimum Bid: \$1,000.00  
Property Description: WILD HORSE RANCH UNIT III LOT 20 CONT. 24.203 AC.

Item #16 Case: 65654 **REMOVED**  
UPC: 2076008482422  
Bidder # \_\_\_\_\_ Account: 0011300  
Delinquent Owner: SERENE PROPERTIES, INC. C/O F HOTCHKISS, SERENE PROPERTIES, INC. C/O R LOSCIALE  
Amount \$ \_\_\_\_\_ Simple Description: IN PIE TOWN OFF SOLANO RD.  
Minimum Bid: \$1,000.00  
Property Description: RANCHOS ALLEGRES LOT 14 CONT. 17.87 AC.

Item #17 Case: 65660  
UPC: 2108020132132 30  
Bidder # \_\_\_\_\_ Account: 0012543  
Delinquent Owner: BALMAR NAL COLLECTIONS, L.L.C.  
Amount \$ \_\_\_\_\_ Simple Description: IN DATIL OFF PUEBLO LARGO CIRCLE  
Minimum Bid: \$6,800.00  
Property Description: Township 4 N Range 18 W Section 30 S2; CONT. 328.06 AC.

Item #18 Case: 65665 **REMOVED**  
UPC: 3097027363396  
Bidder # \_\_\_\_\_ Account: 0013921  
Delinquent Owner: OAK RIDGE FARMS, LLC % DEANNA GILBERTSON, OAK RIDGE FARMS, LLC  
Amount \$ \_\_\_\_\_ % MARYJO KEREKES  
Simple Description: IN ARAGON ON HIGHWAY 12  
Minimum Bid: \$700.00  
Property Description: Township 5 S Range 17 W Section 13 W2E2SW4; CHANGED TO MISC; NO RENDITION

Item #19 Case: 65667  
UPC: 3096020362291  
Bidder # \_\_\_\_\_ Account: 0002017  
Delinquent Owner: EDWARD A KARAKLA  
Amount \$ \_\_\_\_\_ Simple Description: ARAGON OFF LEE LP AND DOSS LN  
Minimum Bid: \$500.00  
Property Description: LOST CABIN LOT 35 CONT. 10.01 AC. M/L

Item #20 Case: 65669  
UPC: 3117002330132  
Bidder # \_\_\_\_\_ Account: 0002162  
Delinquent Owner: PATRICIA ANN HORN TRUST, PATRICIA ANN TRUSTEE  
Amount \$ \_\_\_\_\_ Simple Description: IN QUEMADO ON RED HILL DRAW RD  
Minimum Bid: \$1,800.00  
Property Description: Township 1 S Range 20 W Section 10 NE4NW4; SE4NW4;

Item #21 Case: 65671 **REMOVED**  
 UPC: 3103031480723  
 Bidder # \_\_\_\_\_ Account: 0002465  
 Delinquent Owner: DENNIS TRUJILLO (ESTATE OF SAM TRUJILLO), ESTATE OF SAM TRUJILLO,  
 Amount \$ \_\_\_\_\_ SAM M. TRUJILLO (ESTATE OF SAM TRUJILLO)  
 Simple Description: IN CRUZVILLE ON ELOY LANE  
 Minimum Bid: \$1,900.00  
 Property Description: Township 6 S Range 18 W Section 1 N2SW4SW4; SE4SW4SW4; CONT. 30.00 AC.  
 ALSO 4.00 AC. IN THE SW4SW4SW4; | Township 6 S Range 18 W Section 2 N2SE4SE4; CONT. 20.00  
 AC. M/L | Township 6 S Range 18 W Section 12 NW4NW4; CONT. 40.00 AC. M/L

Item #22 Case: 65673  
 UPC: 2059016066198  
 Bidder # \_\_\_\_\_ Account: 0002688  
 Delinquent Owner: IRIS PACTHER  
 Amount \$ \_\_\_\_\_ Simple Description: RURAL LAND IN LEDERMAN  
 Minimum Bid: \$600.00  
 Property Description: Township 3 N Range 10 W Section 17 NE4SE4;

Item #23 Case: 65674  
 UPC: 3056008184425  
 Bidder # \_\_\_\_\_ Account: 0002953  
 Delinquent Owner: T.L. FORD II TRUST, MABEL M FORD TRUSTEE, T.L. FORD II TRUST, T.L.  
 Amount \$ \_\_\_\_\_ FORD TRUSTEE  
 Simple Description: IN DATIL OFF FAITH RD  
 Minimum Bid: \$600.00  
 Property Description: Township 2 S Range 10 W Section 11 A TRACT IN N2SW4SE4; CONT. .92 AC. M/L

Item #24 Case: 65678  
 UPC: 2058013066066  
 Bidder # \_\_\_\_\_ Account: 0003972  
 Delinquent Owner: DANIELLE L. ZERULL, GLENDALE ZERULL  
 Amount \$ \_\_\_\_\_ Simple Description: IN LEDERMAN (ONLY WAY TO GET THERE IS THRU PIE TOWN) OFF FOREST  
 RD 6A  
 Minimum Bid: \$600.00  
 Property Description: Township 3 N Range 10 W Section 33 SE4SE4;

Item #25 Case: 65679 **REMOVED**  
 UPC: 2057013198198  
 Bidder # \_\_\_\_\_ Account: 0005198  
 Delinquent Owner: JEAN A STARR TRUST, JEAN A STARR TRUSTEE  
 Amount \$ \_\_\_\_\_ Simple Description: IN QUEMADO OFF FOREST RD 6A  
 Minimum Bid: \$600.00  
 Property Description: Township 3 N Range 10 W Section 34 NW4SE4;

Item #26 Case: 65680 **REMOVED**  
 UPC: 2057014198330  
 Bidder # \_\_\_\_\_ Account: 0005237  
 Delinquent Owner: ANNA K CARL, BETHANY KRAFT, MATTHEW J CARL, MELISSA NILAND  
 Amount \$ \_\_\_\_\_ Simple Description: IN LEDERMAN  
 Minimum Bid: \$600.00  
 Property Description: Township 3 N Range 10 W Section 27 SW4NE4;

Item #27 Case: 65684 **REMOVED**  
 UPC: 3072014477298  
 Bidder # \_\_\_\_\_ Account: 0006949  
 Delinquent Owner: JACQUELINE MONNIER, JEFFREY BUTLER  
 Amount \$ \_\_\_\_\_ Simple Description: IN DATIL ON WALK HER LN  
 Minimum Bid: \$700.00  
 Property Description: OLD THOMAS PLACE UNIT III LOT 1 CONT. 11.67 AC. M/L

Item #28 Case: 65686  
 UPC: 2072005485486  
 Bidder # \_\_\_\_\_ Account: 0008213  
 Delinquent Owner: LOIS MARY BLACKBURN  
 Amount \$ \_\_\_\_\_ Simple Description: PIE TOWN OFF STATE HWY 603  
 Minimum Bid: \$700.00  
 Property Description: SAWTOOTH VIEWS LOT 1 CONT. 13.60 AC. M/L ALSO SEE BK.23 PG.650

Item #29 Case: 65691  
 UPC: 3060012465200  
 Bidder # \_\_\_\_\_ Account: 0008604  
 Delinquent Owner: BRADLEY A. BAILLIE  
 Amount \$ \_\_\_\_\_ Simple Description: IN DATIL OFF WILDWOOD LP  
 Minimum Bid: \$900.00  
 Property Description: WILDWOOD UNIT II LOT 52 CONT. 15.78 AC. M/L ALSO SEE BK.115 PG.380

Item #30 Case: 65693  
 UPC: 3122101510444  
 Bidder # \_\_\_\_\_ Account: 0008737  
 Delinquent Owner: MIGUEL A. JAQUEZ  
 Amount \$ \_\_\_\_\_ Simple Description: OUTSIDE QUEMADO NEAR CR A037  
 Minimum Bid: \$1,000.00  
 Property Description: ESCUDILLA BONITA SUBD UNIT III LOT 189 CONT. 5.68 AC. M/L |  
 ESCUDILLA BONITA SUBD UNIT III LOT 190 CONT. 6.68 AC. M/L

Item #31 Case: 65695 **REMOVED**  
 UPC: 3062012187225  
 Bidder # \_\_\_\_\_ Account: 0008916  
 Delinquent Owner: MILDRED MCCULLOUGH (C/O JOHN PROPST)  
 Amount \$ \_\_\_\_\_ Simple Description: IN DATIL ON AGUA FRIA TRL  
 Minimum Bid: \$800.00  
 Property Description: WILDWOOD HIGHLANDS UNIT II LOT 70 CONT. 10.93 AC.

Item #32 Case: 65696  
 UPC: 3062012254205  
 Bidder # \_\_\_\_\_ Account: 0008917  
 Delinquent Owner: VANESSA R. LOWRY  
 Amount \$ \_\_\_\_\_ Simple Description: IN DATIL OFF AGUA FRIA LP  
 Minimum Bid: \$800.00  
 Property Description: WILDWOOD HIGHLANDS UNIT II LOT 71 CONT. 11.82 AC.

Item #33 Case: 65697  
 UPC: 2084008036365  
 Bidder # \_\_\_\_\_ Account: 0009168  
 Delinquent Owner: THOMAS J. NIETHAMMER  
 Amount \$ \_\_\_\_\_ Simple Description: IN QUEMADO OFF HORSESHOE TRL  
 Minimum Bid: \$600.00  
 Property Description: GOLDEN HORSESHOE LOT 53 CONT. 10.46 AC. M/L

Item #34 Case: 65699  
 UPC: 2084008044423  
 Bidder # \_\_\_\_\_ Account: 0009296  
 Delinquent Owner: THOMAS J. NEITHAMMER (C/O SHAWN R FERNANDEZ)  
 Amount \$ \_\_\_\_\_ Simple Description: IN QUEMADO ON BRONCO BLVD  
 Minimum Bid: \$600.00  
 Property Description: GOLDEN HORSESHOE LOT 54 CONT. 10.24 AC. M/L

Item #35 Case: 65700  
 UPC: 2087011000373  
 Bidder # \_\_\_\_\_ Account: 0009312  
 Delinquent Owner: ESTATE OF ANDRES RODRIGUEZ % ANGELINA RODRIGUEZ, MARY A.  
 Amount \$ \_\_\_\_\_ RODRIGUEZ  
 Simple Description: IN QUEMADO OFF STARLIGHT GAP  
 Minimum Bid: \$700.00  
 Property Description: STARFIRE RANCH UNIT I LOT 73 CONT. 12.67 AC.

Item #36

Case: 65703

UPC: 2086008312420

Bidder #\_\_\_\_\_

Account: 0009799

Delinquent Owner: ELLIOT B. MONAGHAN, WILLIAM M. MONAGHAN

Amount \$\_\_\_\_\_

Simple Description: IN QUEMADO ON INDIAN SPRINGS RD

Minimum Bid: \$700.00

Property Description: INDIAN SPRINGS UNIT I LOT 44 CONT. 11.82 AC.