

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 Union County, beginning at:

TIME: 10:00 AM

DATE: Tuesday, March 3, 2026

LOCATION: UNION COUNTY AUCTION, COMMISSION CHAMBERS- 200 COURT ST., CLAYTON NM 88415

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.

Note: Properties not sold at the initial auction may be re-offered at a separate auction immediately following the first sale, in accordance with NMSA 1978, § 7-38-67(E) and other applicable New Mexico law.

- Item #1 Case: 28207
 UPC: 1191156469262
Bidder # _____ Account: 0002460
 Delinquent Owner: C/O KARAN D. BOHANNAN, IVIA M. GARCIA, MARIANO GARCIA
Amount \$ _____ Simple Description: IN MT DORA ON FIRST ST
 Minimum Bid: \$300.00
 Property Description: MT. DORA BLOCK 650 LOT 1-3 ODD | MT. DORA BLOCK 650 LOT 2-4
 EVEN
- Item #2 Case: 45753
 UPC: 1.20915E+12
Bidder # _____ Account: 0008147
 Delinquent Owner: ARLENE ESPINO
Amount \$ _____ Simple Description: In Clayton on Chestnut St
 Minimum Bid: \$1,800.00
 Property Description: CLAYTON ORIGINAL BLOCK 1451 LOT 2 4
- Item #3 Case: 45760
 UPC: 1168178237507
Bidder # _____ Account: 0008751
 Delinquent Owner: CHARLES KYLE BELL, LEVONNE BELL
Amount \$ _____ Simple Description: IN FOLSOM OFF US HWY 325, IN FOLSOM ON MARIPOSA LN
 Minimum Bid: \$7,500.00
 Property Description: Township 30 N Range 28 E Section 13 A TRACT OF LAND LYING N. OF RR IN
 THE N2N4 | Township 30 N Range 28 E Section 10 A TRACT OF LAND IN THE NE4NE4 LIES N & E
 OF STATE HWY | Township 30 N Range 28 E Section 13 A .4 ACRES TRACT OF LAND LOCATED IN
 THE SW4NE4NE4 LOCATED BETWEEN HWY & RR. RIGHT OF WAY

Item #4 Case: 54521
 UPC: 1.20915E+12
 Bidder # _____ Account: 0010040
 Delinquent Owner: JAZMINE ARENIVAR, REMEMBER WHEN INC. ARENIVAR, JAZMINE
 Amount \$ _____ Simple Description: In Clayton on Chestnut St
 Minimum Bid: \$2,600.00
 Property Description: CLAYTON ORIGINAL BLOCK 1351 LOT 14 16

Item #5 Case: 54529
 UPC: 1.16718E+12
 Bidder # _____ Account: 0002746
 Delinquent Owner: EMMA DARLENE ADAMS, KENNETH RAY ADAMS
 Amount \$ _____ Simple Description: In Folsom Off Johnson Mesa Hwy & Wall St
 Minimum Bid: \$700.00
 Property Description: M & S ADDITION ALL OF TR B | FOLSOM ORIGINAL 2 TRS EA 50' X
 150' IN TR G | M & S ADDITION ALL OF TR A

Item #6 Case: 54531 **REMOVED**
 UPC: 1.20915E+12
 Bidder # _____ Account: 0000371
 Delinquent Owner: BARBARA FLORES, HENRY VASQUEZ, RUBIN VASQUEZ
 Amount \$ _____ Simple Description: In Clayton on Pine St
 Minimum Bid: \$2,700.00
 Property Description: CLAYTON ORIGINAL BLOCK 1346 LOT 12 14

Item #7 Case: 68234
 UPC: 1.20815E+12
 Bidder # _____ Account: 0010409
 Delinquent Owner: MARIAH VALDEZ, NICHOLAS VALDEZ
 Amount \$ _____ Simple Description: IN CLAYTON ON HARDING ST
 Minimum Bid: \$1,000.00
 Property Description: 1208152272066 CLAYTON ORIGINAL BLOCK 855 LOT 18 20 22 24 MOBILE
 HOME ASSESSED TO #7994 BOYD 102 HARDING ST,

Item #8 Case: 77932
 UPC: 1.20815E+12
 Bidder # _____ Account: 0000377
 Delinquent Owner: CHARLES D. RICHARDSON, SUSAN RICHARDSON
 Amount \$ _____ Simple Description: IN CLAYTON ON BROADWAY AVE
 Minimum Bid: \$2,200.00
 Property Description: CLAYTON ORIGINAL BLOCK 853 LOT 5 7

Item #9 Case: 77934
 UPC: 1.20915E+12
 Bidder # _____ Account: 0000549
 Delinquent Owner: ANGEL HERNANDEZ, MARIANA HERNANDEZ
 Amount \$ _____ Simple Description: IN CLAYTON ON CHERRY ST.
 Minimum Bid: \$1,400.00
 Property Description: CLAYTON ORIGINAL BLOCK 1145 LOT 5 7

Item #10 Case: 77935
 UPC: 1.20915E+12
 Bidder # _____ Account: 0000611
 Delinquent Owner: ANGEL HERNANDEZ, MARIANA HERNANDEZ
 Amount \$ _____ Simple Description: IN CLAYTON ON OAK ST
 Minimum Bid: \$1,700.00
 Property Description: CLAYTON ORIGINAL BLOCK 1348 LOT 17 19 21 23

Item #11 Case: 77936 **REMOVED**
 UPC: 1.20915E+12
 Bidder # _____ Account: 0000755
 Delinquent Owner: ADOLPH A MAYNES, ADOLPH S MAYNES, ALFRED R MAYNES, ESPERANZA
 Amount \$ _____ MAYNES, MARIA THERESA MAYNES
 Simple Description: IN CLAYTON ON S WEST AVENUE
 Minimum Bid: \$800.00
 Property Description: CLAYTON ORIGINAL LOT 15 | Township 26 N Range 35 E Section 35 S 471' OF
 TRACTS 4,5,6 SUNNYSIDE ADDITION

Item #12 Case: 77938
UPC: 1.20815E+12
Bidder # _____ Account: 0007837
Delinquent Owner: BENJAMIN RUDY ROMERO, PEDRO ROMERO, REBECCA ROMERO
Amount \$ _____ Simple Description: IN CLAYTON ON BROADWAY AVE
Minimum Bid: \$500.00
Property Description: CLAYTON ORIGINAL BLOCK 852 LOT 18 20

Item #13 Case: 77939 **REMOVED**
UPC: 1.16317E+12
Bidder # _____ Account: 0008151
Delinquent Owner: MICHAEL D. HOBBS
Amount \$ _____ Simple Description: IN CAPULIN ON CAPULIN AVE.
Minimum Bid: \$200.00
Property Description: DEADMAN ADDITION BLOCK 453 LOT 1, 3

Item #14 Case: 77940 **REMOVED**
UPC: 1.20915E+12
Bidder # _____ Account: 0000976
Delinquent Owner: DUSTIN A. MCGUIRE
Amount \$ _____ Simple Description: IN CLAYTON ON S FIRST ST
Minimum Bid: \$3,300.00
Property Description: SOUTH CLAYTON ADDITION BLOCK 1042 LOT 1 2