

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 Grant County, beginning at:

TIME: 10:00 AM

DATE: Wednesday, August 26, 2026

LOCATION: GRANT COUNTY, 1400 Highway 180 East, SILVER CITY NM 88062

The sale to continue until all the following described real property has been offered for sale.

TERMS OF THE PROPERTY TAX DIVISION PUBLIC AUCTION SALES

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 as 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 \$5,000.00 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 in excess of 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 to not 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 located 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, in 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, Section 7-38-67(E) and other applicable New Mexico law.

Item #1	Case: 57911
	UPC: 3.0771E+12
Bidder #_____	Account: R074114
	Delinquent Owner: ESTATE OF FERNANDO GARCIA, FRANKS JUANITA GARCIA FERNANDO C/O
Amount \$_____	Simple Description: VACANT LAND OFF OF HIGHWAY 15
	Minimum Bid: \$11,500.00
	Property Description: Quarter: SE S: 05 T: 17S R: 13W NEQSEQ 40 AC
Item #2	Case: 57930
	UPC: 3.0741E+12
Bidder #_____	Account: R083625
	Delinquent Owner: ANTONIA L CHAPIN, RUDY A CHAPIN, RUDY A CHAPIN ANTONIA L CHAPIN
Amount \$_____	Simple Description: IN CENTRAL @ BELLM ST & OAK ST
	Minimum Bid: \$600.00
	Property Description: Subd: CENTRAL Block: 14 Lot: 4 .161 AC
Item #3	Case: 78758 REMOVED
	UPC: 3.0761E+12
Bidder #_____	Account: R000307
	Delinquent Owner: CHRISTOPHER M RAPHAEL
Amount \$_____	Simple Description: IN ARENAS VALLEY OFF OF COW TRAIL & OLD PINOS ALTOS
	Minimum Bid: \$7,000.00
	Property Description: Quarter: NE S: 21 T: 17S R: 13W PT NEQ Quarter: SE S: 21 T: 17S R: 13W PT SEQ 31.00 AC
Item #4	Case: 78768
	UPC: 3.05711E+12
Bidder #_____	Account: R063950
	Delinquent Owner: PAMELA ELLIOTT
Amount \$_____	Simple Description: IN FAYWOOD OFF OF DWYER RD
	Minimum Bid: \$1,700.00
	Property Description: Quarter: NW S: 27 T: 19S R: 10W PT SWQNWQ 1.472 AC

Item #5 Case: 78770
 UPC: 3.08516E+12
 Bidder # _____ Account: R067750
 Delinquent Owner: THOMAS EDWARD WEATHERFORD JR
 Amount \$ _____ Simple Description: IN HACHITA OFF OF AVENUE A
 Minimum Bid: \$300.00
 Property Description: Subd: HACHITA Block: 4 Lot: 13 .172 AC

Item #6 Case: 78773 **REMOVED**
 UPC: 3.0731E+12
 Bidder # _____ Account: R069156
 Delinquent Owner: BRADFORD E SIMMS
 Amount \$ _____ Simple Description: IN SANTA CLARA OFF OF MANHATTAN PARK DR
 Minimum Bid: \$1,100.00
 Property Description: Subd: MANHATTAN PARK Lot: 12 Unit: 2 .330 AC, MH# M067354

Item #7 Case: 78774
 UPC: 3.0801E+12
 Bidder # _____ Account: R069229
 Delinquent Owner: PETRA C GOMEZ, THOMAS R GOMEZ JR
 Amount \$ _____ Simple Description: IN SILVER CITY OFF OF N GOLD ST
 Minimum Bid: \$400.00
 Property Description: Subd: FRASER Block: 253 Lot: 9 SH LOT 9 .086 AC, JOINT TENANTS

Item #8 Case: 78779
 UPC: 3.08512E+12
 Bidder # _____ Account: R072305
 Delinquent Owner: MOUNTAIN WEST VENTURES LLC
 Amount \$ _____ Simple Description: IN WHITE SIGNAL @ MICHELLE LANE & OTIS LANE
 Minimum Bid: \$1,300.00
 Property Description: Subd: LOMA BLANCA #2 Lot: 238 Unit: 2 4.623 AC

Item #9 Case: 78787
 UPC: 3.0801E+12
 Bidder # _____ Account: R075378
 Delinquent Owner: JOHN R GILBERT JR, KATHIE S GILBERT U/C
 Amount \$ _____ Simple Description: IN SILVER CITY OFF OF N BLUEJAY LANE
 Minimum Bid: \$1,100.00
 Property Description: Subd: VALLEY VISTA Block: 2 Lot: 4 Unit: 4 .210 AC

Item #10 Case: 78796 **REMOVED**
 UPC: 3.0781E+12
 Bidder # _____ Account: R079486
 Delinquent Owner: CECITIA MOLINA, MATTHEW MOLINA
 Amount \$ _____ Simple Description: OUTSIDE SILVER CITY @ CASA LOMA RD & JOHNSON RD
 Minimum Bid: \$1,100.00
 Property Description: Subd: SUNRISE COUNTRY ESTATES Lot: 1 1.063 AC, JOINT TENANTS

Item #11 Case: 78799
 UPC: 3.07211E+12
 Bidder # _____ Account: R082522
 Delinquent Owner: BEVERLY ANN MAUZY, ESTATE OF CHARLES K MAUZY, PEGGY CLYDEON
 Amount \$ _____ BARROW ETAL, VERA LEE BROWN
 Simple Description: IN HURLEY OFF OF ANZA ST
 Minimum Bid: \$2,500.00
 Property Description: Subd: SOUTH HURLEY Block: 2 Lot: 8 .258 AC, ETAL., BEVERLY ANN MAUZY, VERA LEE BROWN, CHARLES K MAUZY, JOINT TENANTS

Item #12 Case: 78806
 UPC: 3.0741E+12
 Bidder # _____ Account: R083466
 Delinquent Owner: RITO R MEDINA
 Amount \$ _____ Simple Description: IN SANTA CLARA OFF OF HUTCHINSON ST
 Minimum Bid: \$1,300.00
 Property Description: Subd: CENTRAL Block: 42 Lot: 10 .172 AC

Item #13 Case: 78808
UPC: 3.0741E+12
Bidder # _____ Account: R083799
Delinquent Owner: LORETTA HERBERT, OLEN ERNEST KEE
Amount \$ _____ Simple Description: IN SANTA CLARA OFF OF HUTCHINSON ST
Minimum Bid: \$200.00
Property Description: Subd: NORTH CENTRAL Block: 11 Lot: 6 .193 AC, NOTE:LORETTA HERBERT
SOLE CONSERVATOR FOR OLEN ERNEST KEE

Item #14 Case: 78810
UPC: 3.0741E+12
Bidder # _____ Account: R084101
Delinquent Owner: ESTATE OF FRANCISCO S ESTRADA, ESTATE OF MARY A ESTRADA
Amount \$ _____ Simple Description: IN SANTA CLARA @ CEDAR ST & BARD AVE
Minimum Bid: \$800.00
Property Description: Subd: DZUREK #1 Block: 6 Lot: 11 .144 AC , JOINT TENANTS

Item #15 Case: 78811
UPC: 3.0741E+12
Bidder # _____ Account: R084148
Delinquent Owner: FRANCES M VILLEGAS
Amount \$ _____ Simple Description: IN SANTA CLARA OFF OF ESCONDIDA ST.
Minimum Bid: \$1,600.00
Property Description: Subd: CENTRAL Block: 31 Lot: 1 AND:- Lot: 3 E50` LOT 1, E50` LOT 3 .114 AC

Item #16 Case: 78812
UPC: 3.0721E+12
Bidder # _____ Account: R084220
Delinquent Owner: ANGIE TREVIZO
Amount \$ _____ Simple Description: IN BAYARD OFF OF POPLAR ST
Minimum Bid: \$400.00
Property Description: Quarter: NW S: 07 T: 18S R: 12W PT SWQNWQ .245 AC, M065361

Item #17 Case: 78813 **REMOVED**
UPC: 3.0731E+12
Bidder # _____ Account: R084785
Delinquent Owner: EMMA M MARQUEZ
Amount \$ _____ Simple Description: IN BAYARD @ TAYLOR ST & ERIE ST
Minimum Bid: \$1,500.00
Property Description: Subd: FOY`S #3 Block: 13 Lot: 14 .138 AC., TRANSFER ON DEATH: 279/2653,
MARQUEZ RUDY M-SOLE & SEPARATE

Item #18 Case: 78815
UPC: 3.0731E+12
Bidder # _____ Account: R085250
Delinquent Owner: KENT KELLEY
Amount \$ _____ Simple Description: IN BAYARD @ N FRANEY ST & CENTRAL AVE
Minimum Bid: \$600.00
Property Description: Subd: FOY`S #1 Block: 9 Lot: 130 E100` LOT 130 .115 AC

Item #19 Case: 78816
UPC: 3.0731E+12
Bidder # _____ Account: R085251
Delinquent Owner: KENT KELLEY
Amount \$ _____ Simple Description: IN BAYARD OFF OF N FRANEY ST
Minimum Bid: \$600.00
Property Description: Subd: FOY`S #1 Block: 9 Lot: 129 E100` LOT 129 .115 AC

Item #20 Case: 78818
UPC: 3.0731E+12
Bidder # _____ Account: R085259
Delinquent Owner: KENT KELLEY
Amount \$ _____ Simple Description: IN BAYARD @ N FRANEY ST & CENTRAL AVE
Minimum Bid: \$2,000.00
Property Description: Subd: FOY`S #1 Block: 9 Lot: 131 E100` LOT 131 .115 AC

Item #21	Case: 78822
	UPC: 3.09614E+12
Bidder #_____	Account: R087218
	Delinquent Owner: THOMAS VINEYARDS INC
Amount \$_____	Simple Description: IN SEPAR OFF OF STATE HWY 113 & RAMOS FARM RD
	Minimum Bid: \$1,700.00
	Property Description: Quarter: NW S: 07 T: 24S R: 16W PT GOV LOT 1 (NWQNWQ) PT NEQNWQ 70.00 AC
Item #22	Case: 78828
	UPC: 3.0791E+12
Bidder #_____	Account: R091135
	Delinquent Owner: DOS GRIEGOS LIMITED PARTNERSHIP
Amount \$_____	Simple Description: VACANT LAND @ LITTLE VILLAGE
	Minimum Bid: \$400.00
	Property Description: Quarter: SW S: 12 T: 17S R: 14W WHSWQ 4.281 AC