

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 Roosevelt County, beginning at:

TIME: 1:00 PM

DATE: Wednesday, September 23, 2026

LOCATION: ROOSEVELT COUNTY AUCTION-COMMISSION CHAMBERS, 109 W 1ST ST, STE 105, PORTALES NM 88130

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: 31186
	UPC: 100000000531100
Bidder #_____	Account: R004311
	Delinquent Owner: CHARLES III ABBOTT, JENNIE ABBOTT
Amount \$_____	Simple Description: IN PORTALES @ W 14TH ST
	Minimum Bid: \$3,100.00
	Property Description: Subd: WALLACE Block: 4 Lot: E/2 LOT 16, W 37.5' LOT 17 8-9-87 BK 153 PG 146
	9-2-87 BK 52 PG 328 9-8-05 BK 141 PG 240 WD JT
Item #2	Case: 31187
	UPC: 100000000601000
Bidder #_____	Account: R005521
	Delinquent Owner: DAVID ASPLUND, SUSAN ASPLUND
Amount \$_____	Simple Description: OFF S. AVE G ON W 15TH ST
	Minimum Bid: \$7,000.00
	Property Description: Subd: LEACH Block: 13 Lot: 6, 10 10/22/15 20153109 WD 07/31/15 20152187 SWD
	JT 10-14-09 20091406 AN
Item #3	Case: 31210
	UPC: 100000000611011
Bidder #_____	Account: R038699
	Delinquent Owner: DAVID ASPLUND, SUSAN ASPLUND
Amount \$_____	Simple Description: OFF S. AVE F ON W. 15TH LN
	Minimum Bid: \$1,000.00
	Property Description: Subd: LEACH Block: 13 Lot: 2 10/22/15 20153109 WD
Item #4	Case: 71124
	UPC: 100000000351100
Bidder #_____	Account: R001183
	Delinquent Owner: SANDRA M FUENTES-FERNANDEZ
Amount \$_____	Simple Description: IN PORTALES @ N GLOBE AVE & E CANADIAN ST
	Minimum Bid: \$800.00
	Property Description: Subd: FRANKLIN Block: 5 Lot: 7, 8, 9,10 08/04/17 20172403 STATE DEED 7/1/93
	BK 6 PG 626 7/28/93 BK 7 PG 509 7/10/01 BK 80 PG 351 WD

Item #5 Case: 71125
 UPC: 100000000361200
 Bidder # _____ Account: R001213
 Delinquent Owner: CHARLES E SVANDA, CHARLES S SVANDA, CHARLES STERLING SVANDA
 Amount \$ _____ Simple Description: OUTSIDE PORTALES OFF OF BINGHAM STRATTON & PINE RD
 Minimum Bid: \$1,300.00
 Property Description: Subd: BINGHAM-STRATTON Tract: 12 (OUT OF N/2SW/4) 4.790 ACRES 10/01/97
 BK 44 PG 611 WD

Item #6 Case: 71129
 UPC: 100000000434400
 Bidder # _____ Account: R002483
 Delinquent Owner: ESTATE OF WILLIAM T GILBERT (C/O MARJORIE LEGLEITER)
 Amount \$ _____ Simple Description: IN PORTALES @ W 17TH STREET
 Minimum Bid: \$2,000.00
 Property Description: Subd: LEACH Block: 22 Lot: TRK BEG 50` E OF NW COR N&S 140` X 50` E&W

Item #7 Case: 71130
 UPC: 100000000474600
 Bidder # _____ Account: R003287
 Delinquent Owner: JUDITH BENITSHECK
 Amount \$ _____ Simple Description: IN PORTALES @ S AVENUE F
 Minimum Bid: \$1,700.00
 Property Description: Subd: LEACH Block: 2 Lot: 7 IN BLK 1 L&R S/D SUMMARY REPLAT 02/10/06
 BK 147 PG 734 WD 08/17/93 BK 8 PG 419 1/14/92 BK 161 PG 537

Item #8 Case: 71143
 UPC: 1000000001049000
 Bidder # _____ Account: R008759
 Delinquent Owner: ROMIE JEAN NOWLIN
 Amount \$ _____ Simple Description: OUTSIDE OF DORA OFF OF CORTO DR
 Minimum Bid: \$200.00
 Property Description: Subd: ROGERS Block: 14 Lot: 1 08/24/92 BK 162 PG 730 WD 02/02/50 BK 43 PG
 556 DEED

Item #9 Case: 71146 **REMOVED**
 UPC: 100001000380300
 Bidder # _____ Account: R010203
 Delinquent Owner: ESTATE OF D. A. HILL (C/O A.D. DANKS JR)
 Amount \$ _____ Simple Description: IN ELIDA @ BAILEY AVE & TEXAS ST
 Minimum Bid: \$300.00
 Property Description: Subd: ARMSTRONG Block: 40 Lot: 1, 2, 3

Item #10 Case: 71147
 UPC: 100001000381600
 Bidder # _____ Account: R010227
 Delinquent Owner: GARRY WARD (C/O PEGGY L KENNEDY)
 Amount \$ _____ Simple Description: IN ELIDA OFF OF STATE HWY 70
 Minimum Bid: \$300.00
 Property Description: Subd: GEE - ELIDA Block: 36 LOTS 5,6 & 2 THRU 4(LESS 4343 SQ.FT N. OF
 HWY)

Item #11 Case: 71148 **REMOVED**
 UPC: 100001000527900
 Bidder # _____ Account: R010737
 Delinquent Owner: ESTATE OF D. A. HILL (C/O A.D DANKS JR)
 Amount \$ _____ Simple Description: VACANT LAND IN KENNA
 Minimum Bid: \$200.00
 Property Description: Subd: KENNA Block: 71 LOTS 8, 10, 12

Item #12 Case: 71149
 UPC: 100100000003000
 Bidder # _____ Account: R010831
 Delinquent Owner: DALE NEWMAN, JOYCE HATLEY, MARVIN HATLEY
 Amount \$ _____ Simple Description: IN PORTALES @ W 15TH ST & S AVE G PL
 Minimum Bid: \$1,500.00
 Property Description: Subd: LEACH Block: 7 Lot: S 45.36` OF LOT 5 & TRK BEG 110` E & 50` N OF SW COR N&S 50` X E&W 30` (BLK 2 SCOTT S/D) 03/25/11 20110864 WD JT 09/20/99 BK 62 PG 266 WD 01/13/75 BK 133 PG 413 QCD

Item #13 Case: 71150
 UPC: 100100000009200
 Bidder # _____ Account: R010947
 Delinquent Owner: SANDRA M FUENTES-FERNANDEZ
 Amount \$ _____ Simple Description: IN PORTALES OFF OF N AVENUE J
 Minimum Bid: \$2,900.00
 Property Description: Subd: SUNSET PARK Block: 1 Lot: 10 08/04/17 20172402 STATE DEED 9-19-06 BK 158 PG 842 WD 8-23-06 BK 157 PG 200 WD 4-19-01 BK 77 PG231 WD JT

Item #14 Case: 71156
 UPC: 122201000043809
 Bidder # _____ Account: R013139
 Delinquent Owner: HOWARD F KONVALIN, TAMELA J KONVALIN
 Amount \$ _____ Simple Description: VACANT LAND IN KENNA
 Minimum Bid: \$200.00
 Property Description: Subd: KENNA Block: 32 Lot: 9 07/23/92 BK 162 PG 530

Item #15 Case: 71159 **REMOVED**
 UPC: 400000000143801
 Bidder # _____ Account: R020387
 Delinquent Owner: THE ALLIANCE C AND A LLC (THE ALLIANCE C AND A LLC)
 Amount \$ _____ Simple Description: OUTSIDE PORTALES OFF OF REDWINE BALL
 Minimum Bid: \$900.00
 Property Description: S: 27 T: 1S R: 34E TRACT BEG 1310.89`W & 1368.65`N OF SE COR. THENCE N588.71` W645.4` S583.92` E645.4` TO POB. 8.686 ACRES MOL. 03/31/22 20220911 WD 08/17/21 20212170 WD 01/22/20 20CE0231 11/14/19 20192959 WD

Item #16 Case: 71169
 UPC: 410000000547825
 Bidder # _____ Account: R031647
 Delinquent Owner: DONA COOK (C/O STEVE ROBERTSON)
 Amount \$ _____ Simple Description: OUTSIDE OF PORTALES OFF OF S RR V LANE
 Minimum Bid: \$300.00
 Property Description: S: 30 T: 1S R: 34E TRK BEG SE COR OF SW/4NE/4SE/4 N&S 397` X116` E&W 1.060 ACRES 1/16/90 BK 57 PG 514 1/9/97 BK 46 PG 854 WD

Item #17 Case: 71170
 UPC: 410000000847800
 Bidder # _____ Account: R031703
 Delinquent Owner: GORDON K. GREAVES (C/O REBECCA GREAVES HELIANTHUS)
 Amount \$ _____ Simple Description: OUTSIDE OF DORA OFF OF S RR 32
 Minimum Bid: \$200.00
 Property Description: S: 24 T: 6S R: 37E TRK. 50` X125` BEG AT NE COR. OF BAPTIST CHURCH (TRACT FOR CHURCH) .1434 ACRE 11/12/81 BK144 PG278 TAX DEED