

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: 10:00 AM

DATE: Wednesday, June 28, 2023

LOCATION: Roosevelt County Auction, Jake Lopez Community Center, 705 E Lime Street, Portales NM 88130

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 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.
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 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.

REGISTRATION WILL CLOSE PROMPTLY AT START OF SALE. CONTACT PROPERTY TAX DIVISION OR COUNTY TREASURER FOR EXACT LOCATION WHERE AUCTION WILL BE CONDUCTED.

Item #1 Case: 29246
UPC: 100000000429800
Bidder # _____ Account: R002397
Delinquent Owner: JOSEPH D GARCIA
Amount \$ _____ Simple Description: In Portales on W 17th St
Minimum Bid: \$1,500.00
Property Description: Subd: LEACH Block: 23 Lot: 2 4-1-04 BK 118 PG 715 WD 1-10-03 BK 100 PG 698
WD JT

Item #2 Case: 29249
UPC: 100000000522000
Bidder # _____ Account: R004143
Delinquent Owner: BERNARDO F TAPIA
Amount \$ _____ Simple Description: In Portales on N. Ave B
Minimum Bid: \$1,300.00
Property Description: Subd: PORTALES(ORIGINAL) Block: 85 Lot: SE 35` OF LOT 3 11/15/99 BK63
PG1042 10/9/98 BK53 PG550

Item #3 Case: 29255 **REMOVED**
UPC: 100000022225600
Bidder # _____ Account: R008781
Delinquent Owner:
Amount \$ _____ Simple Description: On Chalk Hill Rd
Minimum Bid: \$700.00
Property Description: Subd: CHALK HILL Lot: 46, 48 8/30/96 BK 35 PG 597 WD 8/8/01 BK 81 PG 507
NOC

Item #4 Case: 29278
UPC: 100100000015310
Bidder # _____ Account: R038288
Delinquent Owner: ALLISON N SEGOVIA, ERIC SEGOVIA, MARLA M MARKHAM, MARLA M
Amount \$ _____ MARKHAM (SEGOVIA TRUSTEE)
Simple Description: In Portales on S. Ave C
Minimum Bid: \$300.00
Property Description: Subd: SCHOOL Block: 88 TRK BEG 200` N & 75` W OF SE COR BLK 88 SCHOOL
W 75` S 5` E 75` N 5`

Item #5 Case: 31198 **REMOVED**
UPC: 400000000141631
Bidder # _____ Account: R020333
Delinquent Owner: JESUS JR GUZMAN
Amount \$ _____ Simple Description: In Portales on Southern Hill Oak
Minimum Bid: \$400.00
Property Description: Subd: SOUTHERN HILLS Lot: 31 1.320 ACRES LOT 31 (752 SOUTHERN HILL
OAK ROAD) 09/10/18 20182410 WD 12/02/16 20163931 WD JT 11/29/16 20163899 WD 11/17/05 BK 144
PG 262 NC

Item #6 Case: 31208 **REMOVED**
 UPC: 400000000135501
 Bidder # _____ Account: R035255
 Delinquent Owner:
 Amount \$ _____ Simple Description: In Portales on NM 88
 Minimum Bid: \$700.00
 Property Description: S: 18 T: 2S R: 36E TRK.BEG.W/4 COR.SEC.18 N&S 200`X E&W 435.6` 2.000
 ACRES 07/30/18 20182027 CORR WD 03/09/17 20170753 WD 12/18/15 20153652 NC 12/18/15 20153651
 WD

Item #7 Case: 31212 **REMOVED**
 UPC: 400000000086811
 Bidder # _____ Account: R301152
 Delinquent Owner: GARY A PIEPKORN, GARY PIEPKORN, JUDITH A PIEPKON
 Amount \$ _____ Simple Description: in Portales of S RR R1/2
 Minimum Bid: \$600.00
 Property Description: S: 2 T: 2S R: 34E TRACT BEG 579.65` N OF S/4 COR. THENCE N83` E656.97`
 S83` W656.97` TO POB. 1.25 ACRES MOL (STRIP) 5/16/12 #20121523

Item #8 Case: 42828
 UPC: 100000000448300
 Bidder # _____ Account: R002751
 Delinquent Owner: WAYNE F GARCIA
 Amount \$ _____ Simple Description: In Portales on N Avenue N
 Minimum Bid: \$1,500.00
 Property Description: Subd: BOGARD Block: 6 N 10` LOT 5 & LOT 6 LESS N 6.5` 5-8-01 BK 78 PG 64
 WD 2-23-87 BK 152 PG 346

Item #9 Case: 42829 **REMOVED**
 UPC: 100000000454400
 Bidder # _____ Account: R002867
 Delinquent Owner: EDUARDO GRANDE, JACQUELINE REZA
 Amount \$ _____ Simple Description: In Portales on S Ave A
 Minimum Bid: \$3,300.00
 Property Description: Subd: SCHOOL Block: 86 Lot: E 95` OF LOT 8 10/31/19 20192852 WD JT 10/30/19
 20192851 WD 02/17/06 BK 147 PG 920 WD JT

Item #10 Case: 42832 **REMOVED**
 UPC: 100000000543700
 Bidder # _____ Account: R004533
 Delinquent Owner: OLGA MARTINEZ
 Amount \$ _____ Simple Description: In Portales on N Ave J
 Minimum Bid: \$400.00
 Property Description: Subd: SUNSET PARK Block: 6 Lot: 15 09/19/97 BK 44 PG 321 WD

Item #11 Case: 42833
 UPC: 100000000588000
 Bidder # _____ Account: R005283
 Delinquent Owner: ANTHONY MERINO
 Amount \$ _____ Simple Description: In Portales on S Ave B
 Minimum Bid: \$2,000.00
 Property Description: Subd: PORTALES(ORIGINAL) Block: 26 Lot: SW 68` & SE 10` OF NE 72` OF LOT
 2 09/28/15 20152819 QC 04/07/14 20140980 WD 04/07/14 20150979 WD JT 05/21/10 20101662 NC

Item #12 Case: 42834 **REMOVED**
 UPC: 100000000610100
 Bidder # _____ Account: R005679
 Delinquent Owner: ARLENE SOTELO
 Amount \$ _____ Simple Description: In Portales on N. Main
 Minimum Bid: \$1,700.00
 Property Description: Subd: BENSON Block: 23 TRK 54.4` N&S X E&W 190` BEG 45.6` S OF NE COR
 SE/4 09/30/92 BK 163 PG 97 QCD

Item #13 Case: 42838
 UPC: 10000000954800
 Bidder # _____ Account: R007811
 Delinquent Owner: LYDIA BARELA
 Amount \$ _____ Simple Description: In Portales on S. Ave A
 Minimum Bid: \$700.00
 Property Description: Subd: SCHOOL Block: 34 SW 65` OF LOT 1 09/18/02 BK 96 PG 539 WD JT

Item #14 Case: 42840
 UPC: 10000000981700
 Bidder # _____ Account: R008271
 Delinquent Owner: HERMILA LOPEZ
 Amount \$ _____ Simple Description: In Portales on S. Main
 Minimum Bid: \$1,400.00
 Property Description: Subd: SCHOOL Block: 11 Lot: 4 6-30-04 BK 122 PG 717 WD JT 5-6-93 BK 4 PG 735
 8-27-92 BK 63 PG 851

Item #15 Case: 42841
 UPC: 100000001029500
 Bidder # _____ Account: R008455
 Delinquent Owner: MARTY D LUEVANO
 Amount \$ _____ Simple Description: In Portales on N Avenue N
 Minimum Bid: \$300.00
 Property Description: Subd: BOGARD Block: 5 Lot: 6 01/24/05 BK 131 PG 180 WD

Item #16 Case: 42845
 UPC: 100100000013300
 Bidder # _____ Account: R011023
 Delinquent Owner: ANTHONY TORRES
 Amount \$ _____ Simple Description: In Portales on S. Ave B
 Minimum Bid: \$1,400.00
 Property Description: Subd: SCHOOL Block: 33 Lot: 2 09/05/01 BK 82 PG 682 SWD 10/18/01 BK 84 PG
 177 WD JT 08/07/08 BK 189 PG 328 WD

Item #17 Case: 42847
 UPC: 111100001029500
 Bidder # _____ Account: R012501
 Delinquent Owner: KEVIN LUEVANO, MARTY LUEVANO
 Amount \$ _____ Simple Description: In Portales on N Ave N
 Minimum Bid: \$600.00
 Property Description: Subd: BOGARD Block: 5 Lot: 5 01/24/05 BK 131 PG 181 WD 03/13/86 BK 150 PG
 833

Item #18 Case: 42848
 UPC: 122301000043804
 Bidder # _____ Account: R013157
 Delinquent Owner: BERWIN L HOWARD
 Amount \$ _____ Simple Description: In kenna on Hwy 70
 Minimum Bid: \$200.00
 Property Description: Subd: KENNA Block: 36 Lot: 4

Item #19 Case: 42854 **REMOVED**
 UPC: 400000000249999
 Bidder # _____ Account: R037615
 Delinquent Owner: HECTOR ORTEGA
 Amount \$ _____ Simple Description: In Portales on S RR 8
 Minimum Bid: \$200.00
 Property Description: S: 7 T: 2S R: 36E TRK.BEG.1320`N. & 435`W.OF SE COR. SEC.7
 W.370`S.528`E.370`N.528` (RIGHT OF WAY ACROSS WELL TRACT) 2/17/09 BK 196 PG 828 WD
 10/1/03 BK 111 PG 596 AD NOT