

**NOTICE OF PUBLIC AUCTION SALE OF REAL PROPERTY FOR DELINQUENT PROPERTY TAXES
STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
PROPERTY TAX DIVISION**

Telephone # : (505) 827-0881, -0882, -0883, -0878

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 **TORRANCE COUNTY** beginning

TIME : 10 AM / PM
DATE : 4/18/2019
LOCATION : TORRANCE COUNTY COURT HOUSE
P.O. BOX 318
ESTANCIA NM 87016-0000
Phone # 505-544-4800

**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 and social security 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 \$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 grant-merced.
6. Successful bidders are required to make payment in full of the amount bid immediately preceding the conclusion of the sale. Payment is required to be by money order, certified check, cashiers check, a personal or business check which is accompanied by a bank letter of credit which guarantees payment in the amount of or in excess of the amount of the check drawn to the order of the Property Tax Division of the Taxation and Revenue Department. No bids will be accepted at future auctions from a bidder who fails to make payment. 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 Assessors 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 real property listed below may not be sold for less than the listed minimum bid

Done at Santa Fe, New Mexico, this day of : **3/20/2019**

DPTB -- Original Sales List :**4 ■ 18 ■ 2019****ON 10 AM/PM****Report Date Monday, March 18, 2019****County :****TORRANCE**

Item #	ID Number	22	80	2015	Access #: #0012039
1	Delinquent Owner	ACOMB JOHN L			
Bidder #	Property Description	MORIARTY HEIGHTS BLOCK 8 TRACT 3 LOT 32			
Amount	Extra Property 1				
	Extra Property 2				
	Extra Property 3				
	Extra Property 4				
	Simple Desc	MORIARTY AREA OFF REATA RD			
	Minimum Bid	\$1,200.00			

Item #	ID Number	22	81	2015	Access #: #0012037
2	Delinquent Owner	ACOMB JOHN L			
Bidder #	Property Description	MORIARTY HEIGHTS BLOCK 8 TRACT 3 LOT 33			
Amount	Extra Property 1				
	Extra Property 2				
	Extra Property 3				
	Extra Property 4				
	Simple Desc	MORIARTY AREA OFF REATA RD			
	Minimum Bid	\$1,500.00			

Item #	ID Number	22	9952	2015	Access #: #0012019
3	Delinquent Owner	GALBRAITH MARIE V			
Bidder #	Property Description	MORIARTY HEIGHTS BLOCK 7 TRACT 3 MORIARTY HEIGHTS BLK 7 LOT 21 UNIT 3			
Amount	Extra Property 1				
	Extra Property 2				
	Extra Property 3				
	Extra Property 4				
	Simple Desc	MORIARTY AREA OFF VALLE VISTA RD			
	Minimum Bid	\$800.00			

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Item #	ID Number	22 10298 2015	Access #: #0005567
4	Delinquent Owner	GARCIA JOSEPH & HENRIETA R	
Bidder #	Property Description	HAWKINS BLOCK 11 HAWKINS ADDITION BLOCK 11 LOTS 23, 24 215 SHIRLEY	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	MORIARTY AREA OFF SHIRLEY ST	
	Minimum Bid	\$700.00	

Item #	ID Number	22 14380 2015	Access #: #0000528
5	Delinquent Owner	JESTER CONNIE	
Bidder #	Property Description	ORIGINAL BLOCK 96 ESTANCIA ORIGINAL BLK 96 LOTS 3, 4	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	ESTANCIA AREA OFF JOSEPH AVE	
	Minimum Bid	\$2,400.00	

Item #	ID Number	22 14645 2015	Access #: #0012184
6	Delinquent Owner	JONES RICKY L	
Bidder #	Property Description	MORIARTY HEIGHTS BLOCK 12 TRACT 3 LOT 12	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	MORIARTY AREA OFF SENTSON DRIVE	
	Minimum Bid	\$1,700.00	

DPTB -- Original Sales List :**4 ■ 18 ■ 2019****ON 10 AM/PM****Report Date Monday, March 18, 2019****County :****TORRANCE****Item #****ID Number****22 14690 2015****Access #: #0037796****7****Delinquent Owner****JP MORGAN CHASE BANK****Property Description****VILLA ENCANTADA BLOCK 13 VILLA ENCANTADA BLK 13 LOT 3 808 CAMINO STEPHENIE****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF CAMINO STEPHENIE****Minimum Bid****\$7,300.00****Item #****ID Number****22 16336 2015****Access #: #0026916****8****Delinquent Owner****LEVERSEE MICHAEL L & SAMANTHA****Property Description****MORIARTY ESTATES MORIARTY ESTATES LOT 2-C 62 TERESA LN****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF TERESA LN****Minimum Bid****\$2,900.00****Item #****ID Number****22 17444 2015****Access #: #0000244****9****Delinquent Owner****LUNA FLORIAN JR****Property Description****SALAS BLOCK 3 SALAS BLK 3 LOTS 17 - 18****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****WILLARD AREA OFF SALAS RD****Minimum Bid****\$700.00**

DPTB -- Original Sales List :**4 18 2019****ON 10 AM/PM****Report Date Monday, March 18, 2019****County :****TORRANCE****Item #****ID Number****22 17934 2015****Access #: #0012203****10****Delinquent Owner****MANKER R L****Property Description****MORIARTY HEIGHTS BLOCK 9 TRACT 3 LOT 13****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF REALTA RD****Minimum Bid****\$2,000.00****Item #****ID Number****22 17935 2015****Access #: #0012236****11****Delinquent Owner****MANKER R L****Property Description****MORIARTY HEIGHTS BLOCK 9 TRACT 3 LOT 27****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF REALTA RD****Minimum Bid****\$2,400.00****Item #****ID Number****22 17949 2015****Access #: #0012274****12****Delinquent Owner****MANKER RANDY L****Property Description****MORIARTY HEIGHTS BLOCK 5 TRACT 2 LOT 4****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****Minimum Bid****\$8,100.00**

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Item #	ID Number	22 18138 2015	Access #: #0000972
13	Delinquent Owner	MARRUFO ALEJANDRO J	
Bidder #	Property Description	ORIGINAL BLOCK 41 ORIGINAL ESTANCIA BLOCK 41 LOTS 4 5 6	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	ESTANCIA AREA OFF FIFTH STREET	
	Minimum Bid	\$800.00	

Item #	ID Number	22 19297 2015	Access #: #0005235
14	Delinquent Owner	MERL WILLIAM T & LINDA	
Bidder #	Property Description	ORIGINAL BLOCK 35 ORIGINAL MORIARTY BLK 35 LOT 3	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	MORIARTY AREA W LINDEN AVE	
	Minimum Bid	\$500.00	

Item #	ID Number	22 19298 2015	Access #: #0005934
15	Delinquent Owner	MERL WILLIAM T & LINDA	
Bidder #	Property Description	ORIGINAL BLOCK 35 MORIARTY ORIGINAL TOWNSHIP BLOCK 35 LOTS 1, 2 MHID: 3192901 & M2994901 610 LINDEN ST	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	MORIARTY AREA W LINDEN AVE	
	Minimum Bid	\$800.00	

DPTB -- Original Sales List :**4 ■ 18 ■ 2019****ON 10 AM/PM****Report Date Monday, March 18, 2019****County :****TORRANCE****Item #****ID Number****22 20106 2015****Access #: #0012001****16****Delinquent Owner****MORALES REYNALDO ETUX****Property Description****MORIARTY HEIGHTS BLOCK 6 TRACT 2 LOT 25****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF SUNSET RD****Minimum Bid****\$1,700.00****Item #****ID Number****22 23167 2015****Access #: #0012367****17****Delinquent Owner****PRICE GARY****Property Description****MORIARTY HEIGHTS BLOCK 10 TRACT 3 LOT 14****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF PALOMOINO DRIVE****Minimum Bid****\$1,200.00****Item #****ID Number****22 23169 2015****Access #: #0012378****18****Delinquent Owner****PRICE GARY****Property Description****MORIARTY HEIGHTS BLOCK 10 TRACT 3 LOT 18****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF PALOMINO DRIVE****Minimum Bid****\$1,200.00**

DPTB -- Original Sales List :**4 18 2019****ON 10 AM/PM****Report Date Monday, March 18, 2019****County :****TORRANCE****Item #****ID Number****22 23262 2015****Access #: #0000032****19****Delinquent Owner****PYLE RR OR MARGARET****Property Description****WILLIAMS BLOCK 22 WILLIAMS ADDITION BLK 22 LOT 1-12 MHID: 4026901 ST****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****WILLARD AREA OFF ELVENTH AVE****Minimum Bid****\$1,200.00****Item #****ID Number****22 23263 2015****Access #: #0000040****20****Delinquent Owner****PYLE RR OR MARGARET****Property Description****WILLIAMS BLOCK 3 WILLIAMS BLK 3 LOT 5****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****WILLARD AREA OFF ELVENTH AVE****Minimum Bid****\$300.00****Item #****ID Number****22 23671 2015****Access #: #0012126****21****Delinquent Owner****REED PAMALA J****Property Description****MORIARTY HEIGHTS BLOCK 12 TRACT 3 UNIT 3 BLOCK 12 LOT 2****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF SENTSON DRIVE****Minimum Bid****\$2,300.00**

DPTB -- Original Sales List :**4 18 2019****ON 10 AM/PM****Report Date Monday, March 18, 2019****County :****TORRANCE****Item #****ID Number****22 24484 2015****Access #:** #0012207**22****Delinquent Owner****ROMERO DENNIS****Property Description****MORIARTY HEIGHTS BLOCK 11 TRACT 3 LOT 24****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF STETSON DRIVE****Minimum Bid****\$1,200.00****Item #****ID Number****22 24485 2015****Access #:** #0012244**23****Delinquent Owner****ROMERO DENNIS****Property Description****MORIARTY HEIGHTS BLOCK 11 TRACT 3 LOT 20****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF STETSON DRIVE****Minimum Bid****\$1,400.00****Item #****ID Number****22 24488 2015****Access #:** #0025365**24****Delinquent Owner****ROMERO DENNIS****Property Description****MORIARTY HEIGHTS BLOCK 16 TRACT 3 LOT 11****Bidder #****Extra Property 1****Amount****Extra Property 2****Extra Property 3****Extra Property 4****Simple Desc****MORIARTY AREA OFF RODEO CIRCLE****Minimum Bid****\$1,400.00**

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Item #	ID Number	22 24824 2015	Access #: #0012372
25	Delinquent Owner	RUFVOLD STEPHEN P	
Bidder #	Property Description	MORIARTY HEIGHTS BLOCK 15 TRACT 3 LOT 2	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	MORIARTY AREA OFF RODEO CIRCLE	
	Minimum Bid	\$1,900.00	

Item #	ID Number	22 24825 2015	Access #: #0012177
26	Delinquent Owner	RUFVOLD STEPHEN P ETUX	
Bidder #	Property Description	MORIARTY HEIGHTS BLOCK 11 TRACT 3 LOT 9	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	MORIARTY AREA OFF RODEO CIRCLE	
	Minimum Bid	\$1,800.00	

Item #	ID Number	22 24826 2015	Access #: #0012368
27	Delinquent Owner	RUFVOLD STEPHEN PAUL	
Bidder #	Property Description	MORIARTY HEIGHTS BLOCK 10 TRACT 3 LOT 15	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	MORIARTY ARE OF RODEO CIRCLE	
	Minimum Bid	\$1,900.00	

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Item #	ID Number	22 26983 2015	Access #: #0004094
31	Delinquent Owner	SMITH STEPHEN A	
Bidder #	Property Description	SHERWOOD FOREST BLOCK B TRACT 1 SHERWOOD FOREST UNIT 1 BLOCK B LOT 7	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	WILLARD AREA OFF E ELVENTH STREET	
	Minimum Bid	\$600.00	

Item #	ID Number	22 27653 2015	Access #: #0007777
32	Delinquent Owner	STREETER KATHERINE P	
Bidder #	Property Description	MORIARTY HEIGHTS BLOCK 4 TRACT 2 MORIARTY HEIGHTS BLOCK 4 LOT 9 UNIT 2	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	MORIARTY AREA OFF MARTINEZ RD E	
	Minimum Bid	\$2,200.00	

Item #	ID Number	22 27654 2015	Access #: #0007778
33	Delinquent Owner	STREETER KATHERINE P	
Bidder #	Property Description	MORIARTY HEIGHTS BLOCK 4 TRACT 2 MORIARTY HEIGHTS BLOCK 4 LOT 10 UNIT 2	
Amount	Extra Property 1		
	Extra Property 2		
	Extra Property 3		
	Extra Property 4		
	Simple Desc	MORIARTY AREA OFF MARTINEZ RD E	
	Minimum Bid	\$1,200.00	

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Item #

ID Number

22 27655 2015

Access #: #0007779

34

Delinquent Owner

STREETER KATHERINE P

Property Description

MORIARTY HEIGHTS BLOCK 4 TRACT 2 MORIARTY HEIGHTS BLOCK 4 LOT 11 UNIT 2

Bidder #

Extra Property 1

Amount

Extra Property 2

Extra Property 3

Extra Property 4

Simple Desc

MORIARTY AREA OFF MARTINEZ RD E

Minimum Bid

\$1,200.00

Item #

ID Number

22 27831 2015

Access #: #000265

35

Delinquent Owner

SULLIVAN SUSAN A R

Property Description

WILLIAMS BLOCK 12 WILLIAMS BLK 12 LOTS 2, 3

Bidder #

Extra Property 1

Amount

Extra Property 2

Extra Property 3

Extra Property 4

Simple Desc

WILLARD AREA OFF DUNLAVY AVE.

Minimum Bid

\$300.00

Item #

ID Number

22 31734 2015

Access #: #0026920

36

Delinquent Owner

YOUNG CHRISTOPHER D

Property Description

MORIARTY ESTATES MORIARTY ESTATES LOT 3-C MH ID: 35541 48 TERESA LN

Bidder #

Extra Property 1

Amount

Extra Property 2

Extra Property 3

Extra Property 4

Simple Desc

MORIARTY ARE OFF TERESA LN

Minimum Bid

\$1,800.00