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TORRANCE COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. R 2023- 31

RESOLUTION FINDING RUBBISH, WRECKAGE OR DEBRIS UPON LOT C, BLOCK H, TRACT C OF THE BELLA VISTA SUBDIVISION BETTER KNOWN AS 235 ROAD 102 TO BE A MENACE TO PUBLIC COMFORT, HEALTH, PEACE, OR SAFETY AND REQUIRING REMOVAL

WHEREAS, lot C, block H, tract C better known as 235 Road 102 belonging to Sandra Clark Lucero; and

WHEREAS, the above described property constitutes a hazard; and

WHEREAS, the dilapidated mobile home has been abandoned, destroyed by fire, not been maintained, windows and doors are missing or broken, roof is caved in; and

WHEREAS, ruins, rubbish, wreckage, debris, and other types of solid waste (hereinafter collectively referred to as "Debris") are strewn across the property constituting the Site, as shown by the photographs attached to this Resolution as Exhibits P&Z 3 through 5; and

WHEREAS, the Debris threatens the public comfort, health, peace, or safety in Torrance County by creating a breeding ground for diseases, vectors, and vermin, posing a fire danger, posing a danger to human health, and depressing property values; and

WHEREAS, Torrance County has budgeted funds available in the form of clean up funds; and

WHEREAS, Torrance County has the authority, pursuant to NMSA 1978, § 3-18-5, to require the removal of such unhealthful Debris; and

WHEREAS, the mentioned property is located in the unincorporated area of Torrance County.

NOW, THEREFORE BE IT RESOLVED, that the Torrance County Commission hereby:

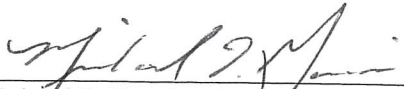
1. **FINDS** LOT C, BLOCK H, TRACT C OF BELLA VISTA SUBDIVISION BETTER KNOWN AS 235 ROAD 102 has upon it rubbish, wreckage, or debris which is a menace to the public comfort, health, peace, or safety; and
2. **ORDERS** SANDRA CLARK LUCERO (see Exhibits 1, 2 and 3) or other owner, occupant, or agent in charge of LOT C, BLOCK H, TRACT C OF BELLA VISTA SUBDIVISION BETTER KNOWN AS 235 ROAD 102 (see Exhibit 3) to remove Debris from said property; and
3. **AUTHORIZES** the Torrance County Manager to cause the removal of the Debris and to file a lien against each of the above described properties for the cost of removing the Debris, if the owner, occupant, or agent in charge of a respective property fails to

1 commence removal of the Debris on their property or fails to file a written objection to
2 this Resolution within ten (10) days of the receipt or posting of this Resolution as
3 specified in NMSA 1978, § 3-18-5.
4


5 **DONE THIS 11th DAY OF OCTOBER, 2023.**

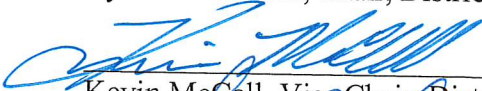
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7
8 **APPROVED AS TO FORM ONLY:**

BOARD OF COUNTY COMMISSIONERS

9
10 
11 Michael I. Garcia, County Attorney

12 Date: 11 October 23


Ryan Schwebach, Chair, District 2


Kevin McCall, Vice Chair, District 1


Samuel D. Schropp, Member, District 3

17 **ATTEST:**

18 
19 Linda Jaramillo, County Clerk

20
21 Date: 10/11/2023
22



Property Profile Torrance County

Account: R021487 Tax Year: 2023 Account Type: Residential
 Mill Levy: 23.930000 Version: 03/14/2023 Area ID: 8OUTEDGR
 Estimated Tax: \$317.38 Parcel: 1-038-054-221-236- Map Number:
 *This mill levy is from the most recent tax roll Status: Active



Name and Address Information

CLARK LUCERO SANDRA
 235 COUNTY ROAD A102
 EDGEWOOD, NM 87015-6920

Property Location

235 ROAD 102
 EDGEWOOD, NM

Legal Description

Subd: BELLA VISTA Lot: C H Block: 4 Tract: C

XI

Assessment Information

2023	Actual	Assessed	Sq Ft	Acres	Taxable
Land	38,192	12,731	45302.400	1.040	
Improvements					
Exempt		0			
Total	38,192	12,731		1.040	12,731
2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land	37,080	12,360	45302.400	1.040	
Improvements					
Exempt					
Total	37,080	12,360			12,360

User Remarks



X2

[Space Above Reserved for Recording Purposes]

Warranty Deed



THIS DEED, made this 10 day of September 2018 between
Edwin Severance and Anita Severance, husband and wife
the grantor,
Sandra Clark-Lucero an unmarried woman and
the grantee, whose address is
235 county road A-102 Edgewood New Mexico, 87015

WITNESSETH that the grantor, for and in consideration of the sum of
Forty thousand DOLLARS (\$ 40,000.00), the receipt and sufficiency of
which is hereby acknowledged and received, and for other good and valuable consideration, has granted bargained,
sold and conveyed, and by these presents does grant, bargain sell, convey and confirm unto the grantee, their heirs
and assigns forever, all the real property, together with improvements, if any, situate and being in the County of
Torrance, State of New Mexico, described as follows:

Lot lettered "C" and "H" in block number Four (4) of Tract lettered "C" of BELLA VISTA ESTATES, a subdivision, as the same are shown and designated
on plat(s) of said subdivision filed in the office of the Clerk of Torrance County, New Mexico.
SUBJECT to any reservations, restrictions and assessments of record.

Also known as street and number 235 county road A-102 Edgewood New Mexico, 87015

TOGETHER with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining
and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate,
right, title, interest, claim and demand whatsoever of the said grantor, either in law or equity, of, in and to the above
bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said
grantee, their heirs and assigns forever. And the said grantor, for himself, his heirs, and personal representatives,
does covenant, grant bargain and agree to and with the grantee, their heirs and assigns, that at the time of the
enscailing and delivery of these presents, is well seized of the premises above conveyed, has good, sure, perfect,
absolute indefeasible estate if inheritance, in law, in fee simple, and has good right, full power and lawful authority to
grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all
former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and rights-of-way of record
and nature whatsoever, except any easements, restrictions, covenants, zoning ordinances and restrictions of any kind or
property taxes accruing subsequent to _____, a lien not yet due and payable.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and
peaceable possession of the grantee, his heirs, and assigns, against all and every person or persons lawfully claiming
the whole or any part thereof. The singular shall include the plural, the plural shall include the singular, and the use
of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

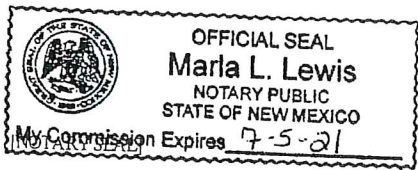
[Signature] Grantor
[Signature] Grantor

STATE OF _____)
COUNTY OF _____) ss:

On Sept 10, 2018, before me, Marla Lewis a notary public in and for said state personally
appeared Edwin & Anita Severance, personally known to me (or proved to me based upon satisfactory
evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that
(s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which
they acted, executed the instrument.

Witness my hand and official seal

Marla Lewis
NOTARY PUBLIC
My commission expires 7-5-21



ATTEST,
CERTIFIED AS A TRUE
AND CORRECT COPY
ON FILE IN THIS OFFICE
Linda Jaramillo
COUNTY CLERK
BY [Signature]
DEPUTY CLERK
DATE 9/10/18

"A Certified copy:
pg 1 of 1
Torrance County, NM
by [Signature]"

TORRANCE COUNTY
LINDA JARAMILLO, CLERK
002182499
Book 339 Page 2683
1 of 1
09/10/2018 04:03:04 PM
BY SYLVIA

PARCEL ID# _____ After recording, please return
to _____

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ROAD 102

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R006348
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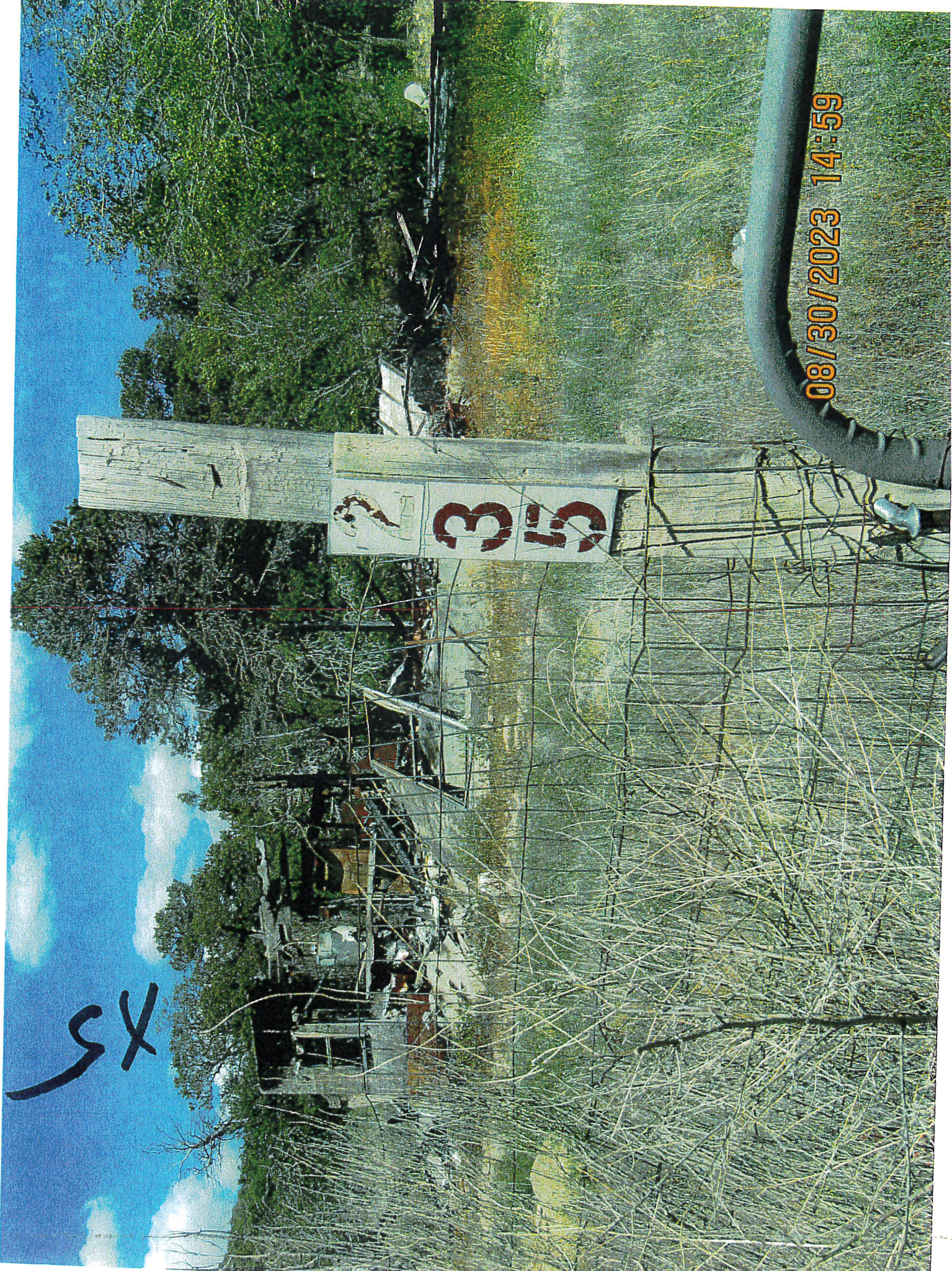
R028235
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

X4

08/30/2023 15:05





08/30/2023 14:59

X5