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TORRANCE COUNTY
BOARD OF COUNTY COMMISSONERS
RESOLUTION NO. R 2023- 38

**RESOLUTION FINDING RUBBISH, WRECKAGE OR DEBRIS UPON LOT
NUMBERED FORTY-THREE (43) OF THE ANTELOPE SPRINGS SUBDIVISION
BETTER KNOWN AS 170 SAM FORD DRIVE TO BE A MENACE TO PUBLIC
COMFORT, HEALTH, PEACE, OR SAFETY AND REQUIRING REMOVAL**

WHEREAS, lot numbered forty-three (43) belonging to Terry Owen; 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:

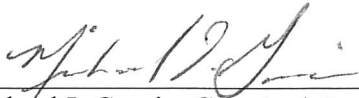
1. **FINDS** LOT NUMBERED FORTY-THREE (43) OF ANTELOPE SPRINGS SUBDIVISION has upon it rubbish, wreckage, or debris which is a menace to the public comfort, health, peace, or safety; and
2. **ORDERS** TERRY OWEN (see Exhibits 1, 2 and 3) or other owner, occupant, or agent in charge of Lot numbered FORTY-THREE (43) OF ANTELOPE SPRINGS SUBDIVISION (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 commence removal of the Debris on their property or fails to file a written objection to

1 this Resolution within ten (10) days of the receipt or posting of this Resolution as
2 specified in NMSA 1978, § 3-18-5.

3
4 **DONE THIS 11th DAY OF OCTOBER, 2023.**

5
6
7 **APPROVED AS TO FORM ONLY:**

BOARD OF COUNTY COMMISSIONERS

8 
9 _____
10 Michael I. Garcia, County Attorney




Ryan Schwebach, Chair, District 2

11 Date: 11 October 23



Kevin McCall, Vice Chair, District 1



Samuel D. Schropp, Member, District 3

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16 **ATTEST:**



Linda Jaramillo, County Clerk

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19
20 Date: 10/11/2023



Property Profile Torrance County

Account: R004668 Tax Year: 2023 Account Type: Residential
 Mill Levy: 21.480000 Version: 05/11/2023 Area ID: 7OUTETOR
 Estimated Tax: \$215.88 Parcel: 1-046-040-180-365- Map Number:
 *This mill levy is from the most recent tax roll Status: Active

Name and Address Information

OWEN TERRY
 PO BOX 684
 MCINTOSH, NM 87032

Property Location

170 SAM FORD DR



Legal Description

Subd: ANTELOPE SPRINGS Lot: 43 S: 15 T: 7N R: 8E M001250

Assessment Information

2023	Actual	Assessed	Sq Ft	Acres	Taxable
Land	28,812	9,604		5.000	
Improvements					
Exempt		0			
Total	28,812	9,604		5.000	9,604
2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land	27,999	9,333	217800.00	5.000	
Improvements					
Exempt					
Total	27,999	9,333			9,333

X1

User Remarks



22

State of New Mexico County of Torrance
I, hereby certify that this Instrument was filed for record on 05/16/2005 A.D. at
10: 10 AM and duly recorded as Instrument # 2051856 in book 305 at page
04779 in the records of Torrance County. It 1 pages. Witness my hand and
Seal of Office. Linda Kayser, County Clerk, Torrance County, NM.
Deputy Clerk 11.40.



LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 05 day of August, 2003,
by first party, Grantor, Jerry Langwell
whose post office address is 811 McIntosh NM 87032
to second party, Grantee, Terry OWEN
whose post office address is 684 McIntosh NM 87032

WITNESSETH, That the said first party, for good consideration and for the sum of
Sixteen thousand dollars. Dollars (\$ 16,000.⁰⁰)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of Torrance, State of NM to wit:

Antelope Springs Tract
43 Section 15

ATTEST:
CERTIFIED AS A TRUE
AND CORRECT COPY
ON FILE IN THIS OFFICE
Linda Kayser
COUNTY CLERK
BY Maureen J.C.
DEPUTY CLERK
9/5/23
DATE

"A Certified copy:
pg 1 of 2
Torrance County, NM
by WE"

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

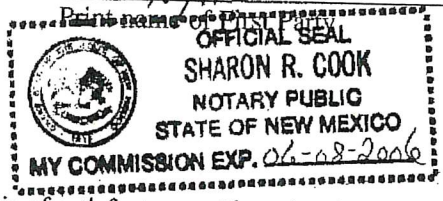
Tammy Lands
Signature of Witness

Tammy Lands
Print name of Witness

Gulen Meekias
Signature of Witness

Gulen Meekias
Print name of Witness

State of NEW MEXICO
County of TORRANCE }
On 05-12-2005 appeared before me,



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

[Signature]
Signature of Notary SHARON R. COOK

Affiant Known Produced ID
Type of ID NEW MEXICO DRIVER LIC.
(Seal)

State of _____
County of _____ }
On _____ appeared before me,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

N/A
Signature of Notary

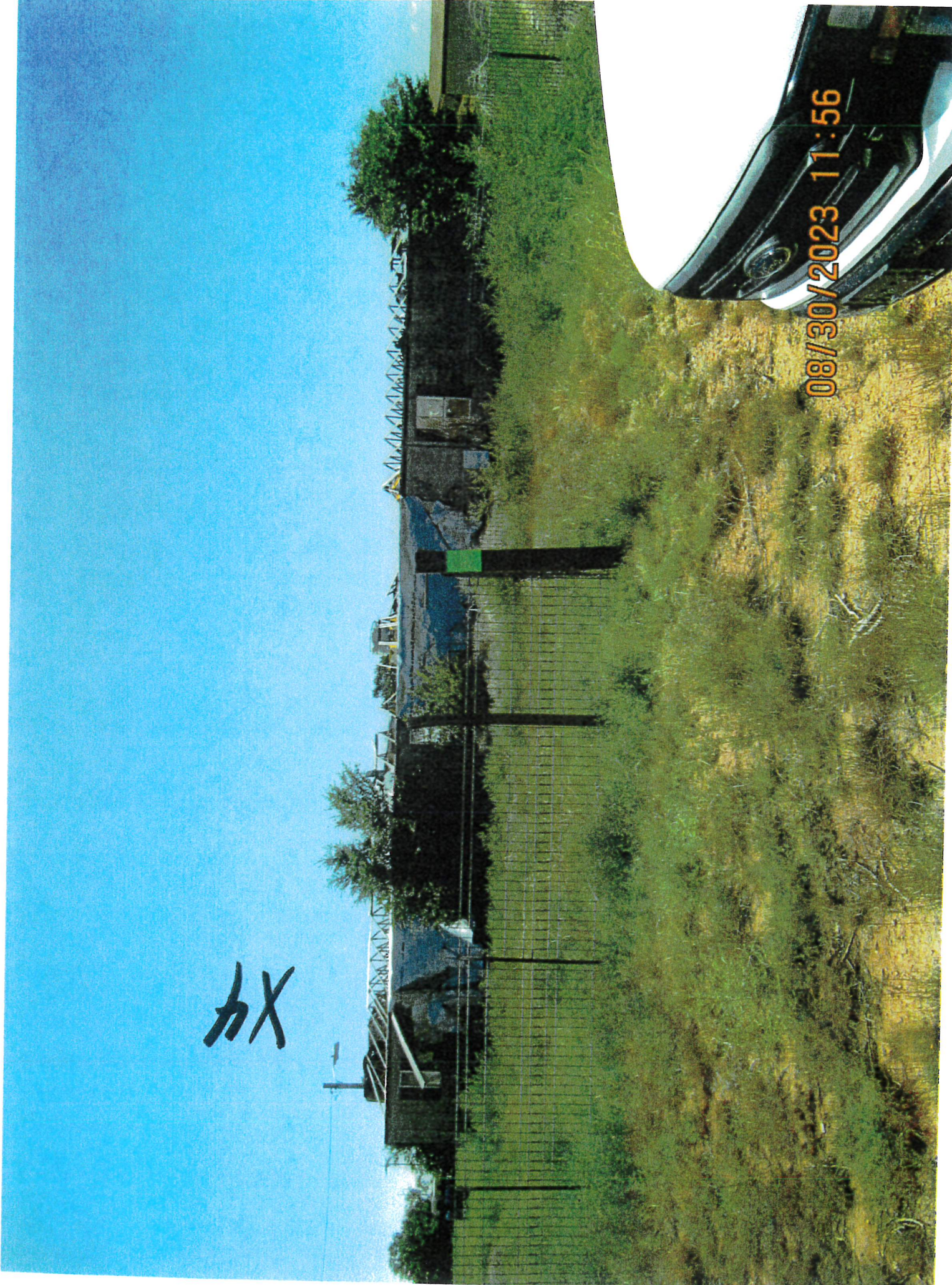
Affiant Known Produced ID
Type of ID N/A
(Seal)

N/A
Signature of Preparer
N/A
Print Name of Preparer
N/A
Address of Preparer

"A Certified copy,
pg 2 of 2
Torrance County, New Mexico
by NR"

08/30/2023 11:56

AX



X5

08/30/2023 11:51

