

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

TORRANCE COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. R 2026- 13

RESOLUTION FINDING RUBBISH, WRECKAGE OR DEBRIS UPON LOT EIGHTY-NINE (89) SECTION TWENTY-FOUR (24) T7N R8E OF THE EL RANCHO GRANDE SUBDIVISION ALSO KNOWN AS 2078 STATE HIGHWAY 41 TO BE A MENACE TO PUBLIC COMFORT, HEALTH, PEACE, OR SAFETY AND REQUIRING REMOVAL

WHEREAS, Lot 89, Section 24, T7N, R8E, of the El Rancho Grande Subdivision belonging to the Johnson Paul H Living Trust; and

WHEREAS, the above described property constitutes a hazard; and

WHEREAS, the dilapidated 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 4; 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 89, Section 24, T7N, R8E, of the El Rancho Grande Subdivision also known as 2078 State Highway 41 has upon it rubbish, wreckage, or debris which is a menace to the public comfort, health, peace, or safety; and
2. **ORDERS** the Johnson Paul H Living Trust (see Exhibits 1, 2 and 3) or other owner, occupant, or agent in charge of Lot 89, Section 24, T7N, R8E, of the El Rancho Grande Subdivision also known as 2078 State Highway 41 (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 25 DAY OF MARCH, 2026.**

6
7
8 **APPROVED AS TO FORM ONLY: BOARD OF COUNTY COMMISSIONERS**

9
10 *Michael I. Garcia*
11 Michael I. Garcia, County Attorney

Absent
Ryan Schwebach, Chair, District 2

12 Date: 3.25.26

Kevin McCall
Kevin McCall, Vice Chair, District 1

Linda Jaramillo
Linda Jaramillo, Member, District 3

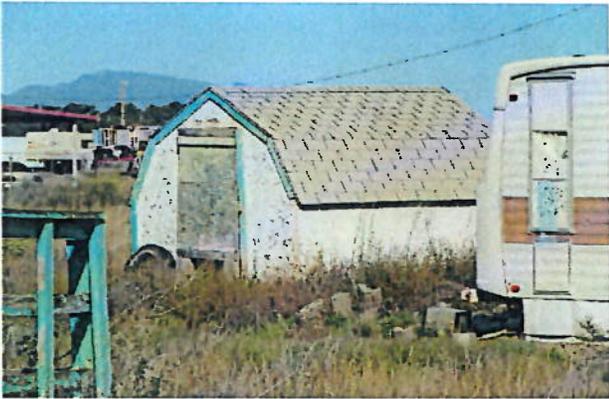
17 **ATTEST:**
Sylvia Chavez
18 Sylvia Chavez, County Clerk

19
20
21 Date: 3/25/2026
22



Property Profile **Torrance County**

Account: R009989 Tax Year: 2026 Account Type: Residential
 Mill Levy: 23.928000 Version: 01/01/2026 Area ID: 8OUTETOR
 Estimated Tax: \$119.18 Parcel: 1-048-045-245-124- Map Number:
 *This mill levy is from the most recent tax roll Status: Active



Name and Address Information

JOHNSON PAUL H LIVING TRUST
 PO BOX 73
 MCINTOSH, NM 87032

Property Location

2078 STATE HIGHWAY 41

Legal Description

Subd: EL RANCHO GRANDE Lot: 89 S: 24 T: 8N R: 8E

X1

Assessment Information

2026	Actual	Assessed	Sq Ft	Acres	Taxable
Land	14,344	4,781		1.000	
Improvements					
Exempt		0			
Total	14,344	4,781		1.000	4,781
2025	Actual	Assessed	Sq Ft	Acres	Taxable
Land	14,344	4,781		1.000	
Improvements					
Exempt					
Total	14,344	4,781			4,781

User Remarks



2030698

SPECIAL WARRANTY DEED

1865-1870

X2

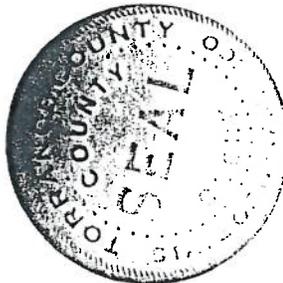
PAUL H. JOHNSON, an unmarried man, for consideration paid, quitclaims to PAUL H. JOHNSON, as Trustee or successors in Trust, under the DR. PAUL H. JOHNSON LIVING TRUST, dated FEB 07 2003, and any amendments thereto, whose address is PO Box 149, McIntosh, New Mexico 87032, the following described real estate in Torrance County, New Mexico, with special warranty covenants:

PROPERTY DESCRIPTIONS ARE AS SHOWN ON "EXHIBIT A", attached hereto and made a part hereto:

Subject to reservations, restrictions, covenants, easements of record, taxes for the year 2003 and years thereafter and all other matters of record.

TOGETHER with the interest in and to all of the personal property interests as shown on "Exhibit A", attached hereto and made a part hereof:

WITNESS our hand and seal this 6TH day of FEBRUARY, 2003.



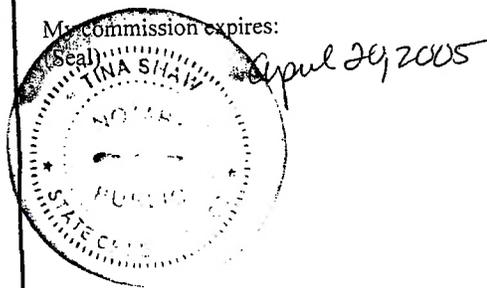
Signature of Paul H. Johnson

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

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } ss.

This instrument was acknowledged before me this 6th day of February, 2003, by PAUL H. JOHNSON.



Signature of Notary Public

I, hereby certify that this instrument was filed for record on the 7 day of February A.D., 2003 at 2:06 o'clock P.M. and duly recorded in book 297 at page 1865-1870

ATTEST: CERTIFIED AS A TRUE AND CORRECT COPY OF FILE IN THIS OFFICE BY [Signature] COUNTY CLERK DEPUTY CLERK DATE 2-10-24

EXHIBIT "A"

Lots 89 and 90 ERG - PHJ Personal Home

Lots Eighty-nine (89) and Ninty (90), situate within Section Twenty-four (24), Township Eight (8) North, Range Eight (8) East, N.M.P.M., of EL RANCHO GRANDE, a subdivision, as the same are shown and designated on the plat(s) of said subdivision filed in the office of the Clerk of Torrance County, New Mexico,

-together with-

a 1981 Lancer 28' x 54' doublewide mobile home (VIN TX3111137AB) situated on the aforesaid property,

-and-

a 30' diameter round commercial building and 5 sheds, also situated on the aforesaid property,

-and-

A 1973 KENCRAFT office travel trailer (VIN 32K301XS0195), also situated on the aforesaid property.

SUBJECT TO a Wells Fargo Bank Mortgage (#5851142283). However, there is prepaid mortgage insurance on it that will pay this mortgage off at my death.

CAVCO Rental Home (Presently rented to Dick and Rose Yoder)

Lot 17-B in Section One (1), Township Seven (7) North, Range Eight (8) East, N.M.P.M., of ANTELOPE SPRINGS RANCHES, a subdivision filed in the office of the office of the Clerk of Torrance County, New Mexico

-together with-

a CAVCO Glacia 26' x 64' Doublewide Mobile Home (Serial No. 86-0086XA) and a 12' x 20 shed, situated on the aforesaid property,

-and-

a 1969 12' x 60' Kirkwood mobile home (Serial No. 902345) setup on the aforesaid property,

"A Certified copy:
pg 2 of 6
Torrance County, NM
by [Signature]"

-and-

a 1/3 rd interest in the community water system

Lot 18-A ASSD (Presently sold to A.B. Swanson on a R.E.C.)

Lot numbered 18-A in Section One (1), Township Seven (7) North, Range Eight (8) East, N.M.P.M., of ANTELOPE SPRINGS RANCHES, a subdivision as the same is shown and designated on the plat(s) of the Clerk of Torrance County, New Mexico.

-together with-

a 1/3 interest in the community water system.

Lot 23-A ASSD (Presently sold to Mr. & Mrs. Ortiz on a R.E.C.)

Lot designated 23-A situate within Section One (1), Township Seven (7) North, Range Eight (8) East, N.M.P.M., of ANTELOPE SPRINGS RANCHES, formerly known as lot 23, as the same is shown and designated on the plat(s) of a said subdivision filed in the office of the Clerk of Torrance County, New Mexico,

-together with-

a 1/3rd interest in the community water system.

Tract D-2 HOEVMF (Presently sold to Mr. Joseph Hazle and Ms. Taylor Ortiz on a R.E.C.)

Tract designated "D-2", situate within the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eight (8) North, Range Nine (9) East, N.M. P. M. , as the same is shown and designated on that certain plat entitled "Lands of Paul H. Johnson", prepared by Timothy Ray Oden, N.M.R.P.L.S., # 8667, on March 5, 1985, filed for record on April 23rd, 1985 at 3:20 o'clock, p.m., as document number 66408, and filed in Cabinet A-1, Slide 399, Plat Records of Torrance County, New Mexico,

-together with-

a 1/2 interest in the community water system.

"A Certified copy
pg 3 of 6
Torrance County, NM
by 

Tract "B-1-A" (Presently rented - To be sold on a R.E.C. to Mr. & Mrs. Graham on 2/3/03)

Tract designated "B-1-A", situate within the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eight (8) North, Range Nine (9) East, N.M.P.M., as the same is shown and designated on that certain plat entitled "Lands of Dr. Paul H. Johnson", prepared by Timothy Ray Oden, N.M.R.P.L.S., # 8667, on May 23, 1988, filed for record on June 6, 1988 at 4:17 o'clock, P.M., as document number 79391, and filed in Cabinet B, Slide 153, Plat Records of Torrance County, New Mexico,

-together with-

a 1975 Wayside WAY, 14' x 80' Mobile Home (VIN KSN8803149), situated on said property

-together with-

a 1/3rd interest in the community water system.

Tract "B-1-B" (Presently sold to Mr. R. King on a R.E.C.)

Tract designated "B-1-B", situate within the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eight (8) North, Range Nine (9) East, N.M.P.M., as the same is shown and designated on that certain plat entitled "Lands of Dr. Paul H. Johnson", prepared by Timothy Ray Oden, N.M.R.P.L.S., # 8667, on May 23, 1988, filed for record on June 6, 1988 at 4:17 o'clock, P.M., as document number 79391, and filed in Cabinet B, Slide 153, Plat Records of Torrance County, New Mexico,

-together with-

a 1/3 rd interest in the community water system.

Lot 102 GVE (Presently sold to Mr. & Mrs. Angel on a R.E.C.)

Lot numbered One Hundred Two (102) of GOLDEN VALLEY ESTATES a subdivision in Section Eight (8), Township Seven (7) North, Range Nine (9) East, N.M.P.M., as the same is shown and designated on the plat(s) of said subdivision filed in the office of the Clerk of Torrance County, New Mexico.

"A Certified copy.
pg 4 of 6
Torrance County, NM
by 

Lot 123 GVE (Presently sold to Mr. Joseph Tarricone on a R.E.C.)

Lot numbered One Hundred Twenty-Three (123) of GOLDEN VALLEY ESTATES, a subdivision in Section Eight (8), Township Seven (7) North, Range Nine (9) East, N.M.P.M., as the same is shown and designated on the plat(s) of said subdivision filed in the office of the Clerk of Torrance County, New Mexico

-together with-

a 1972 Kingswo / NHTI 14' x 68' mobile home bearing VIN 3593 situated on said property.

S1/2 Lot 31 - Partial Interest (Presently sold to Mr. & Mrs. McCann on a R.E.C.)

My undivided 76.48%*, interest in the South Half (S1/2) of Lot numbered Thirty-one (31), situate within Section One (1), Township Seven (7) North, Range Eight (8) East, N.M.P.M., of ANTELOPE SPRINGS RANCHES, as the same is shown and designated on that certain Plat entitled "Land Division Plat of Lots 31 and 32 of Antelope Springs Ranches, prepared by Douglas Dobbs, No. 6855, on July, 1994, filed for record on August 23rd, 1994, as Document number 6538, and filed in Cabinet C, Slide 101, Plat Records of Torrance County, New Mexico.

S1/2 Lot 32 - Partial Interest (Presently sold to Mr. Coriz on a R.E.C.)

My undivided 82.15%* interest in the South Half (S1/2) of Lot numbered Thirty-two, situate within Section One (1), Township Seven (7) North, Range Eight (8) East, N.M.P.M., of ANTELOPE SPRINGS RANCHES, as the same is shown and designated on that certain Plat entitled "Land Division Plat of Lots 31 and 32 of Antelope Springs Ranches, prepared by Douglas Dobbs, No. 6855, on July, 1994, filed for record on August 23rd, 1994, as Document number 6538, and filed in Cabinet C, Slide 101, Plat Records of Torrance County, New Mexico.

N1/2 of Lot 32 - Partial interest (Presently sold to William Sorrells on a R.E.C.)

My undivided 65.58%* interest in the North Half (N1/2) of Lot numbered Thirty-two (32), situate within Section One (1), Township Seven (7) North, Range Eight (8) East, N.M.P.M., of ANTELOPE SPRINGS RANCHES, a subdivision, as the same is shown and designated on that certain Plat entitled "Land Division Plat of Lots 31 and 32 of Antelope Springs Ranches, prepared by Douglas Dobbs, No. 6855, on July, 1994, filed for record on August 23rd,

"A Certified copy:
pg 5 of 6
Torrance County, NM
by [Signature]"

1994, as Document number 6538, and filed in Cabinet C, Slide 101, Plat
Records of Torrance County, New Mexico.

"A Certified c.
pg 6 of 6
Torrance County, NM
by [Signature]"

X3

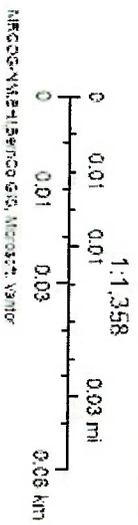
TC_Internal



2/5/2026

- RoadCenterline
- MAINTAINED COUNTY ROAD
 - NON-MAINTAINED ROAD
 - STATE NUMBERED HIGHWAY
 - Parcel Poly
 - PSAP BOUNDARY

- World Imagery
- Low Resolution 15m Imagery
 - High Resolution 60m Imagery
 - High Resolution 30cm Imagery
 - Creations
 - 30cm Resolution Metadata



X4



2078

02/04/2026 17:40