

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

**TORRANCE COUNTY
BOARD OF COUNTY COMMISSONERS
RESOLUTION NO. R 2026- 32**

**RESOLUTION FINDING RUBBISH, WRECKAGE OR DEBRIS UPON LOT
NUMBERED LOT F-51 OF ECHO RIDGE REPLAT, BETTER KNOWN AS 17
WASHINGTON LOOP, MORIARTY, TO BE A MENACE TO PUBLIC COMFORT,
HEALTH, PEACE, OR SAFETY AND REQUIRING REMOVAL**

WHEREAS, lot numbered Lot F-51 of Echo Ridge Replat, better known as 17 Washington Loop, Moriarty.

WHEREAS, the above described property constitutes a hazard; and

WHEREAS, the dilapidated recreational vehicles have been abandoned, not been maintained, where windows are out and roof is caved in; and

WHEREAS, ruins, rubbish, 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 4 through 10; 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:

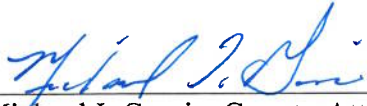
1. **FINDS** LOT NUMBERED F-51, Echo Ridge Replat, has upon it rubbish, wreckage, or debris which is a menace to the public comfort, health, peace, or safety; and
2. **ORDERS** Debra Stewart (see Exhibits 1, 2 and 3) or other owner, occupant, or agent in charge of Lot numbered F-51, Echo Ridge Replat 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 23rd DAY OF SEPTEMBER, 2026.**

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

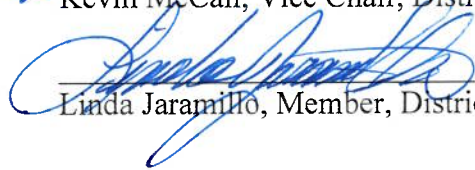
BOARD OF COUNTY COMMISSIONERS

8 
9
10 Michael I. Garcia, County Attorney

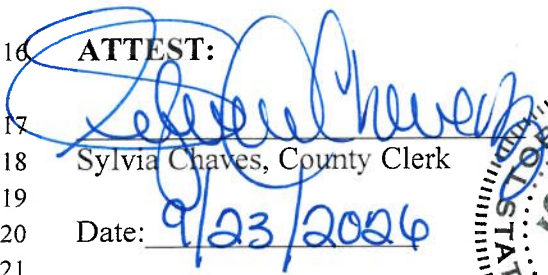

Ryan Schwebach, Chair, District 2

11 Date: 23 September 2026
12


Kevin McCall, Vice Chair, District 1


Linda Jaramillo, Member, District 3

13
14
15
16 **ATTEST:**


17
18 Sylvia Chaves, County Clerk

19
20 Date: 9/23/2026
21



RESOLUTION FOR CLEAN UP

LOT F-51, OF ECHO RIDGE

MORIARTY, NM

EXHIBITS 1-3

WARRANTY DEED

PROPERTY PROFILE

TAX SUMMARY

EXHIBIT 4

PICTURES

QUITCLAIM DEED

CMSR TRUST, by and through its undersigned Trustee (hereinafter "Grantor"), whose address is P.O. Box 846, Edgewood, NM 87015, for consideration paid, quitclaims to:

Debra Stewart (hereinafter "Grantee"), whose address is 1619 Michael Street, Moriarty, NM 87035;

all of Grantor's right, title, and interest in the following described real estate in Torrance County, New Mexico, which is commonly known as 17 Washington Loop (a/k/a 17 Echo Ridge Loop), Moriarty, NM 87035:

Lot F-51 of the Echo Ridge Replat, a subdivision, as the same is shown and designated on the plat of said subdivision filed in the office of the Clerk of Torrance County, New Mexico;

subject to reservations, restrictions, and easements of record; and taxes and assessments for 2023 and subsequent years.



CMSR TRUST, Grantor
By: Adrian Terry, Esq., Trustee

TORRANCE COUNTY
LINDA JARAMILLO, CLERK
002253442
Book 356 Page 4118
1 of 1
12/11/2023 03:11:11 PM
By GENELL

ACKNOWLEDGMENT BY NOTARY

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

WITNESS MY HAND AND SEAL that the foregoing instrument was executed before me this 6th day of December, 2023, by ADRIAN TERRY, as Trustee for the above-named Grantor, as his free and voluntary act.



Notary Public, State of New Mexico

ATTEST:
CERTIFIED AS A TRUE
AND CORRECT COPY
FILED IN THIS OFFICE

CLERK

DEPUTY CLERK

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

Property Profile Torrance County

Account: R008301 **Tax Year:** 2026 **Account Type:** Residential
Mill Levy: 23.928000 **Version:** 01/01/2026 **Area ID:** 8OUTCTCR
Estimated Tax: \$175.44 **Parcel:** 1-049-050-310-204- **Map Number:**
***This mill levy is from the most recent tax roll** **Status:** Active

Name and Address Information

STEWART DEBRA
PO BOX 3382
MORIARTY, NM 87035

Property Location

No Location Information Available

**Legal Description**

Subd: ECHO RIDGE Lot: F51

Assessment Information

2026	Actual	Assessed	Sq Ft	Acres	Taxable
Land	21,115	7,038	21780.000	0.500	
Improvements					
Exempt		0			
Total	21,115	7,038		0.500	7,038
2025	Actual	Assessed	Sq Ft	Acres	Taxable
Land	21,115	7,038	21780.000	0.500	
Improvements					
Exempt					
Total	21,115	7,038			7,038

User Remarks

- [Searching](#)
 - [Document Search](#)
 - [Tax Account Search](#)
- [Finance](#)
 - [Shopping Cart](#)
 - [Shopping History](#)
- [My Reports](#)
- [Help](#)
- [Assessor Web](#)
- [Logout public](#)

Tax Account

Summary

Account Id R008301
Parcel Number 1049050310204000000
Owners STEWART DEBRA
Address PO BOX 3382
 MORIARTY, NM 87035
Situs Address
Legal Subd: ECHO RIDGE Lot: F51 S: 30

Inquiry

As Of 09/01/2026 

Payment Type ☐ First
☒ Full

Taxes Due \$1,286.37
Interest Due \$648.80
Penalty Due \$90.00
Misc Due \$125.00
Total Due \$2,150.17

Value

	Area Id	Taxes
Special Assessment	027_16 - CENTRAL TRI-COUNTY SWCD-RES_EWR	\$7.04
Area Id	Mill Levy	
8OUTCTCR - 8OUTCTC-R	23.9280000	
	Actual	Assessed
RESIDENTIAL LAND - 0100	21,115	7,038
Taxes		\$168.40
Total Billed		\$175.44

The amounts of taxes due on this page are based on **last year's** property value assesments.
For current year values visit the [Torrance County Assessor's site](#).

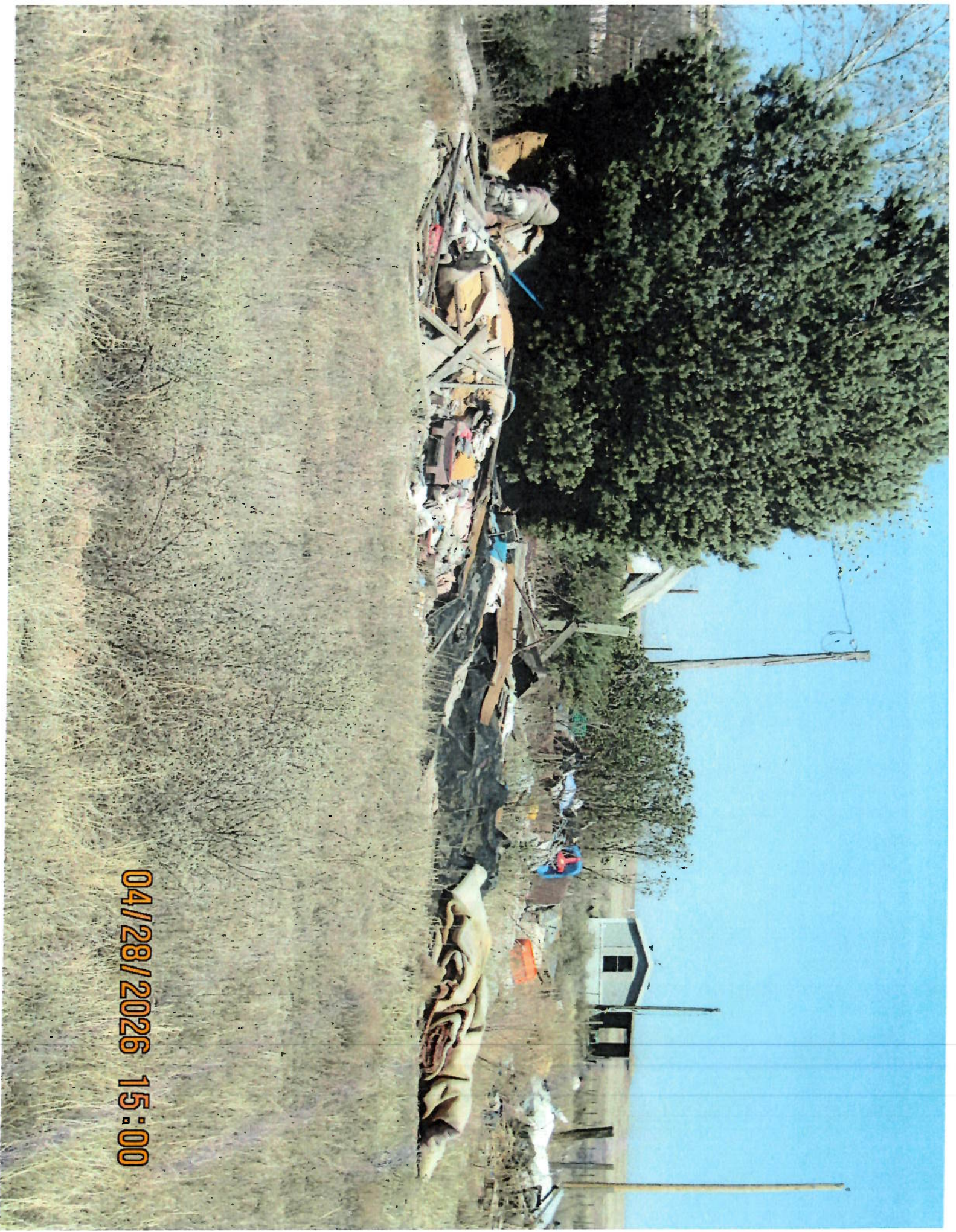


04/28/2026 14:59

04/28/2026 15:00



04/28/2026 15:00





04/28/2026 15:10