

CITY of ALBUQUERQUE

TWENTY THIRD COUNCIL

COUNCIL BILL NO. R-18-78 ENACTMENT NO. _____

SPONSORED BY: Patrick Davis, by request

1 RESOLUTION

2 A NUISANCE, SUBSTANDARD DWELLING OR STRUCTURE IN NEED OF
3 ABATEMENT AT 115 CHARLESTON ST SE 87108 WITHIN THE CITY LIMITS OF
4 ALBUQUERQUE, NEW MEXICO IS SO RUINED, DAMAGED AND DILAPIDATED
5 AS TO BE A MENACE TO THE PUBLIC COMFORT, HEALTH, PEACE OR
6 SAFETY AND THAT IT IS TO BE REQUIRED TO BE REMOVED.

7 WHEREAS, the building, structure or premises is located at 115
8 CHARLESTON ST SE ALBUQUERQUE NM 87108, which is located and is
9 more particularly described as: LOT 009 001B M MOORE; and

10 WHEREAS, the Safe City Strike Force of the City of Albuquerque has
11 investigated the condition of said Building, structure of premises and has
12 found same to be so ruined, damaged and dilapidated that it constitutes a
13 menace to the public comfort, health, peace or safety and warrants abatement
14 and removal.

15 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
16 ALBUQUERQUE:

17 Section 1. That the findings of said Safe City Strike Force, in regard to
18 said building, structure or premises, be and are hereby approved and adopted
19 and that said building, structure or premises is found to be ruined, damaged
20 and dilapidated, as to be a menace to the public comfort, health, peace or
21 safety pursuant to Section 3-18-5, N.M.S.A., 1978.

22 Section 2. That ROMERO TOMMY, record owner of said building,
23 structure or premises shall commence removal of same within ten (10) days
24 after service of a copy of this Resolution or within said ten (10) day period, file
25 written objection to findings herein with the City Clerk/Recorder of the City of
26 Albuquerque, asking for a hearing before the City Council.

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[Bracketed/Strikethrough Material] - Deletion

1 Section 3. If there is a failure of compliance with the provision of Section 2
2 herein, the City of Albuquerque shall proceed to remove said building,
3 structure or premises and abate said unsafe condition and the cost thereof
4 shall constitute a lien against such property so removed and against said lot
5 or parcel of land from which such removal be made, all as required and
6 allowed by law

7 Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
8 clause, word or phrase of this resolution is for any reason held to be invalid or
9 unenforceable by any court of competent jurisdiction, such decision shall not
10 affect the validity of the remaining provisions of this resolution. The Council
11 hereby declares that it would have passed this resolution and each section,
12 paragraph, sentence, clause, word or phrase thereof irrespective of any
13 provisions being declared unconstitutional or otherwise invalid.

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CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

Date: August 8, 2018

TO: Ken Sanchez, President, City Council

FROM: Timothy M. Keller, Mayor 

SUBJECT: Resolution of Nuisance Abatement of a Substandard Building at: 115
Charleston SE

The attached resolution requests that the building located at 115 Charleston SE Albuquerque, New Mexico 87108, be abated and removed. Council approval is required according to N.M.S.A. Section 3-18-5, 1978.

In the event that the owners fail to demolish the condemned structure, the Planning Department will contract for the demolition and place a lien on the property. The estimated cost for demolition is \$24,500.

I am submitting this resolution to the City Council for their consideration and action.

Resolution of Nuisance Abatement of a Substandard Building at: 115 Charleston SE,
Albuquerque, New Mexico 87108

Approved:


Approved as to Legal Form:



Sarita Nair
Chief Administrative Officer

9/17/18

Date



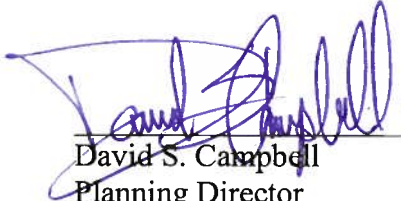
Esteban A. Aguilar, Jr. ESQ.
City Attorney

8-29-18

Date

NIB 8/24/18

Recommended:



David S. Campbell
Planning Director

8/16/18

Date

Cover Analysis

1. What is it?

A substandard, nuisance structure located at 115 CHARLESTON ST SE 87108 and legally described as, LOT 009 001B M MOORE, in the City of Albuquerque.

2. What will this piece of legislation do?

Enable the removal of an unsafe, substandard, nuisance structure by a City Agency.

3. Why is this project needed?

Council approval is required for demolition of a Nuisance structure according to N.M.S.A. Section 3-18-5, 1998 and City Ordinance

4. How much will it cost and what is the funding source?

The estimated cost is \$24,500 from the General Fund. Upon completion of demolition, a lien will be filed which includes a demand for payment addressed to said owner(s).

5. Is there a revenue source associated with this Plan? If so, what level of income is projected?

None

FISCAL IMPACT ANALYSIS

TITLE: 115 Charleston NE
LOT 009 001B M MOORE

R: X O:
FUND: 110

DEPT: Planning

- ☒ No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- ☐ (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

		2019	Fiscal Years 2020	2021	Total
Base Salary/Wages					-
Fringe Benefit:	30.440%		-	-	-
Subtotal Personnel		-	-	-	-
Operating Expenses			-		-
Property			-	-	-
Indirect Costs	%				-
Total Expenses		\$ -	\$ -	\$ -	\$ -
[] Estimated revenues not affected					
[X] Estimated revenue impact			-	-	-
					-
					-
Total Revenue		\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

COMMENTS :

Structure poses an extreme hazard due to fire damage and is substandard and a nuisance to the neighborhood surrounding community and to inquisitive minors. The structure will continue to dilapidate causing life safety issues. This is a substandard and a nuisance property.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY:

Debbi Delval
FISCAL ANALYST

APPROVED:

[Signature] 8/15/19
DIRECTOR (date)

REVIEWED BY:

L Ma
EXECUTIVE BUDGET ANALYST

[Signature] Jacques Blein
BUDGET OFFICER (date) CITY ECONOMIST

30'

Approx. 1400 sq ft
not to scale

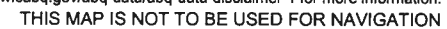
115 Charleston SE
Legal Description:
LOT 009 001B M
MOORE

47'

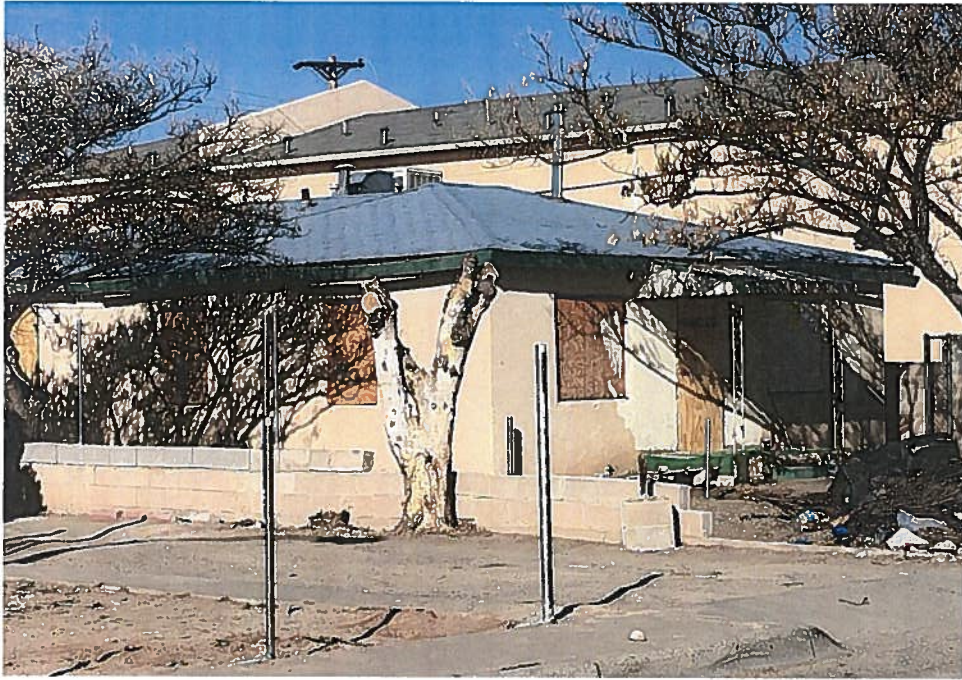
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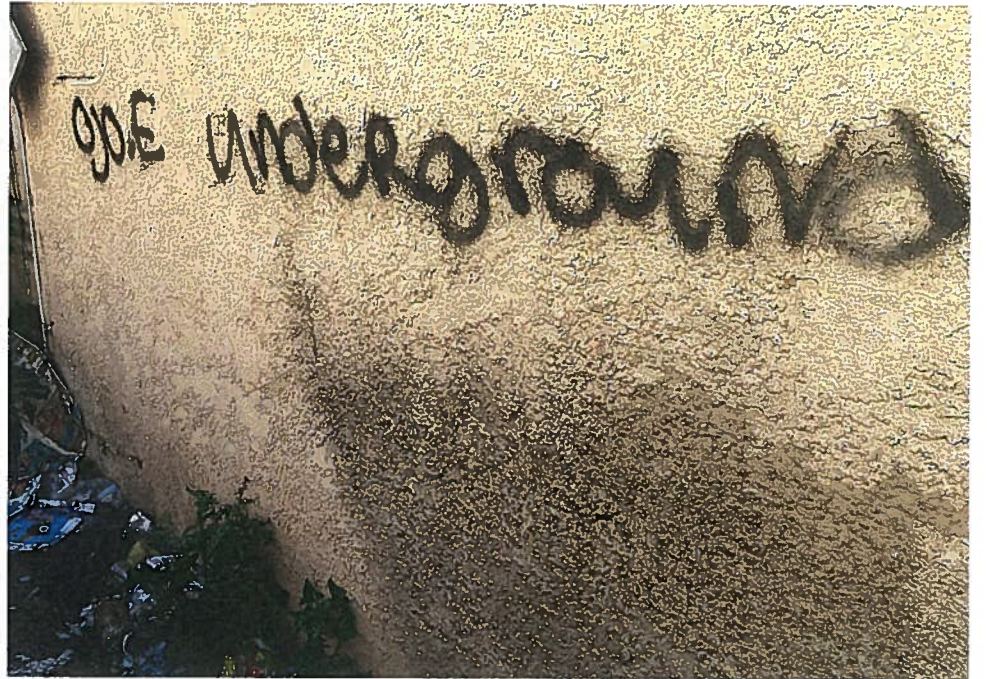


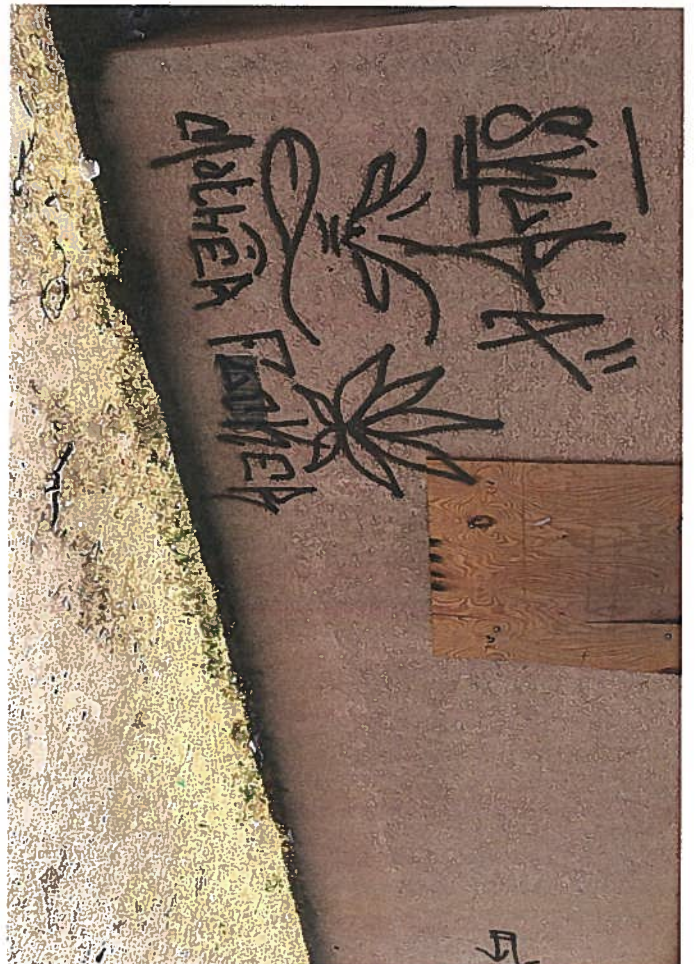
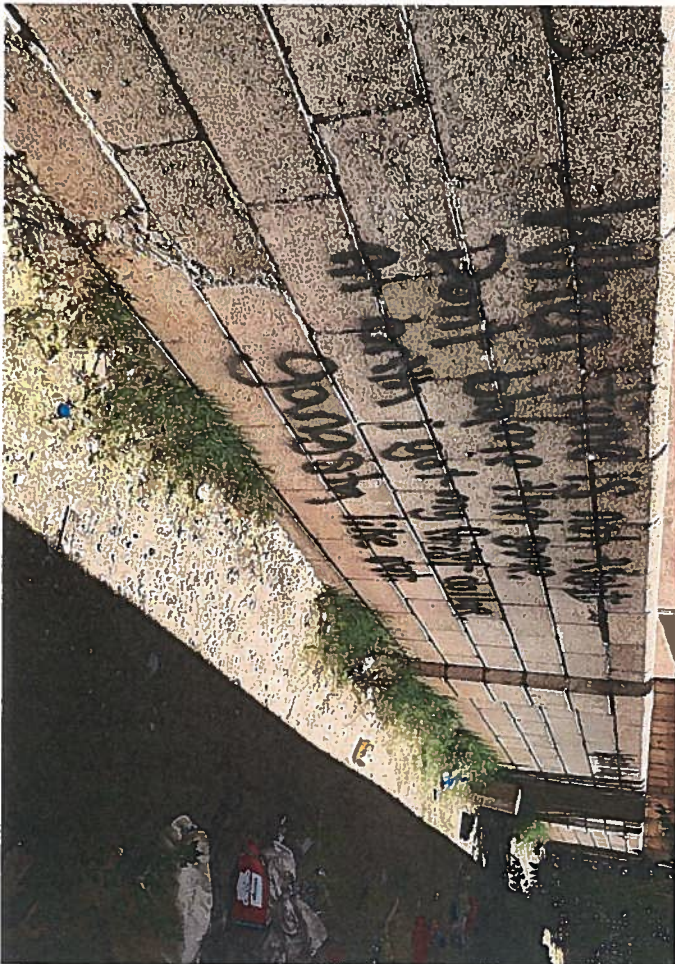
OWNERSHIP DATA	
PARCEL ID:	1 019 057 203 056 30414
OWNER 1:	ROMERO TOMMY
MAILING ADDRESS:	4708 STAFFORD PL NW ALBUQUERQUE NM 87120 3233
LOCATION ADDRESS	
115 CHARLESTON ST SE 87108	
LEGAL DESCRIPTION	
• * 009 001B M MOORE	

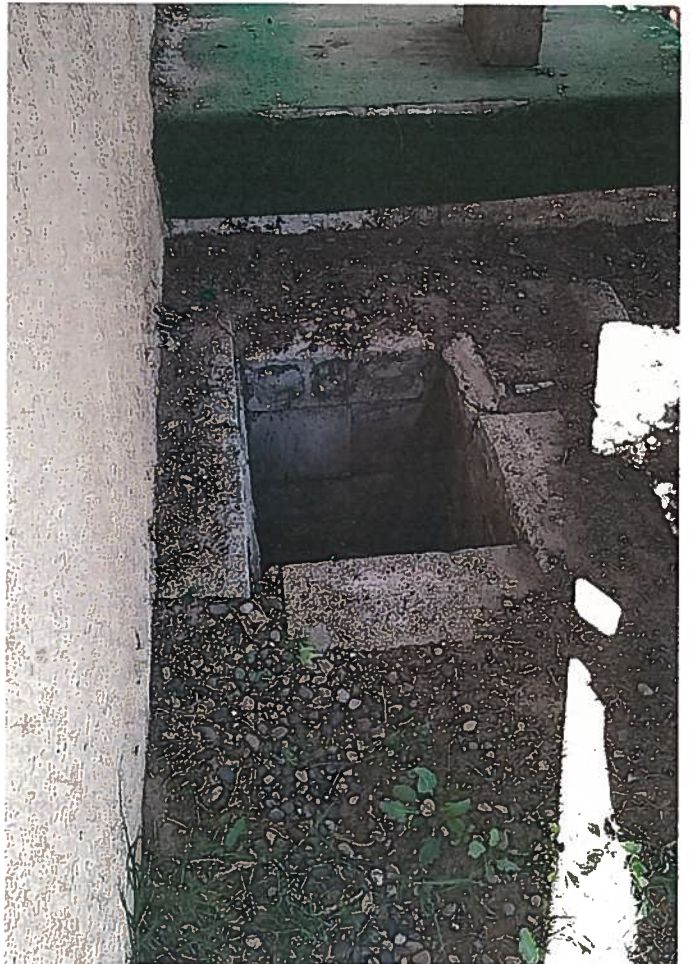
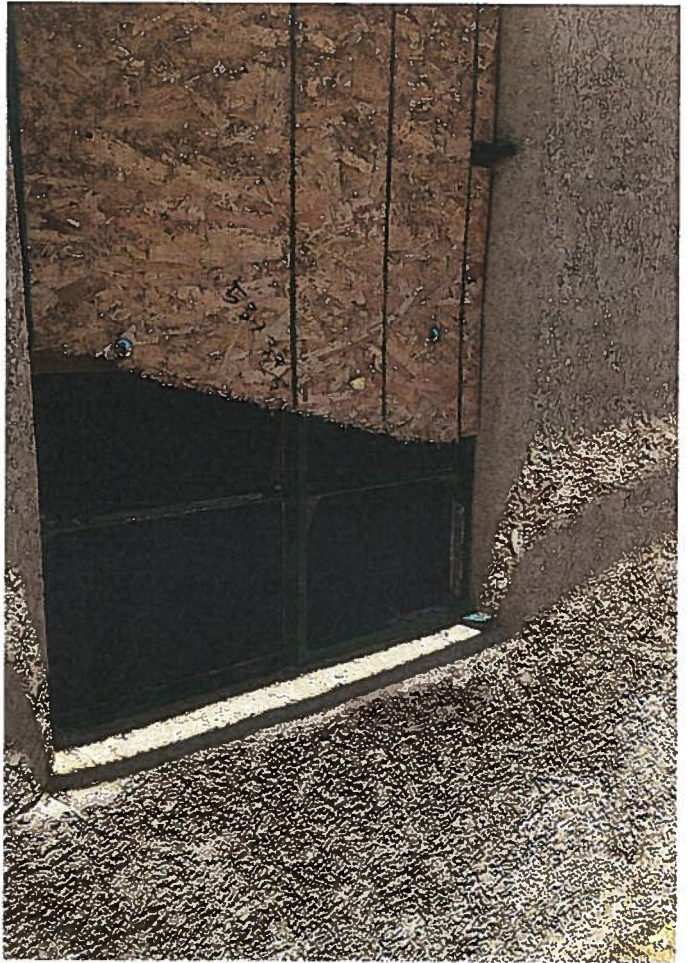


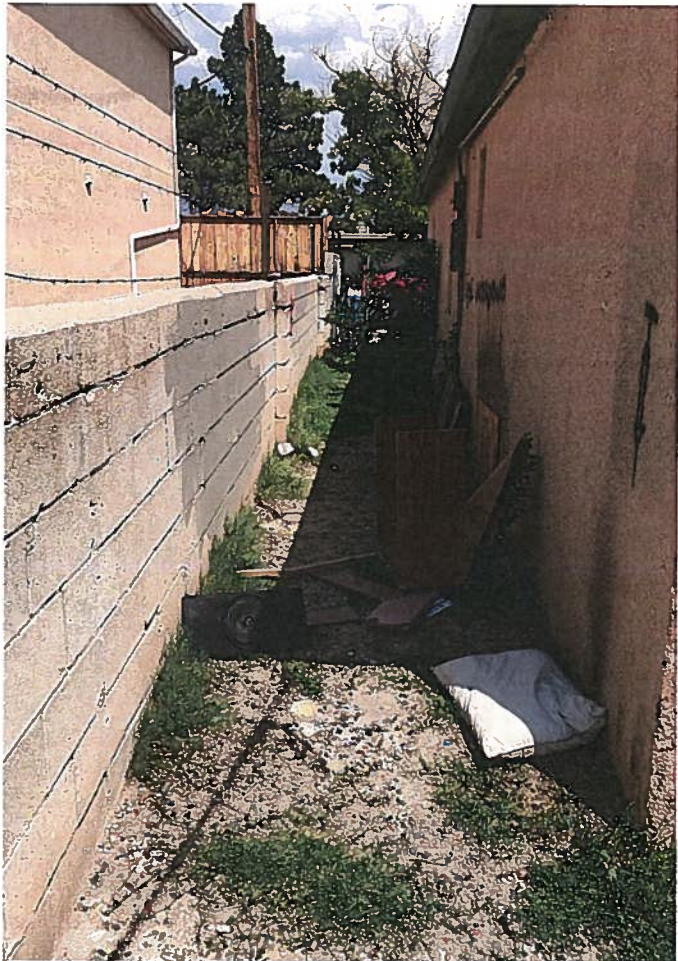
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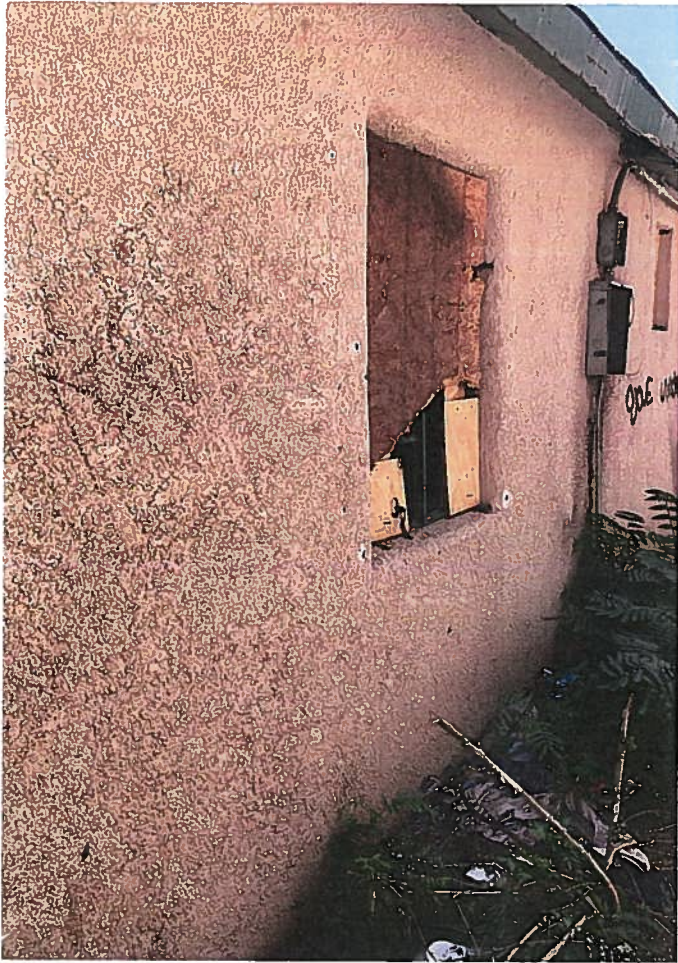




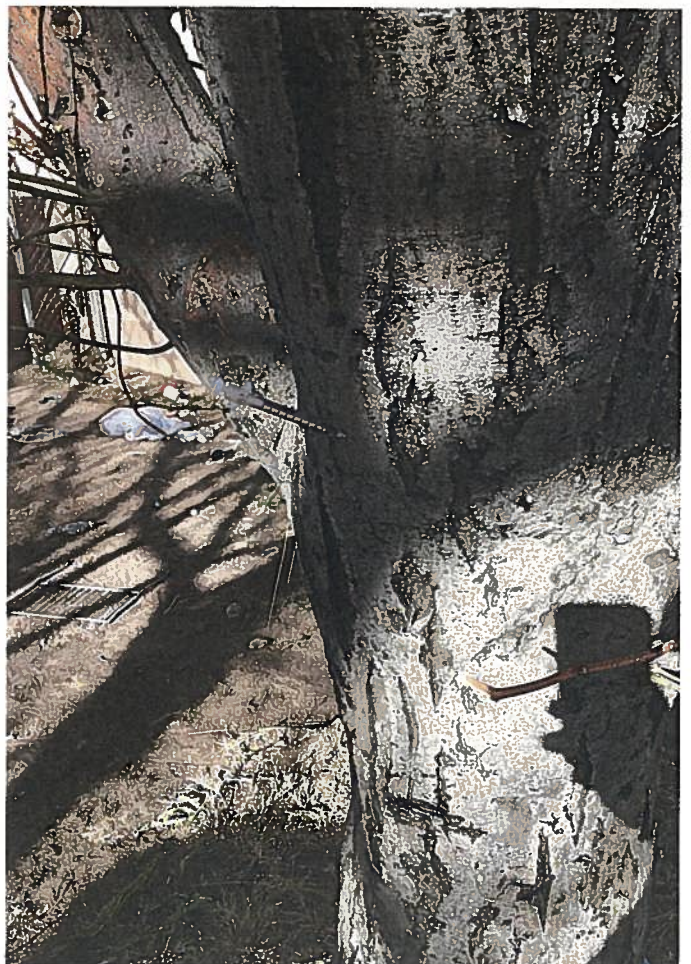
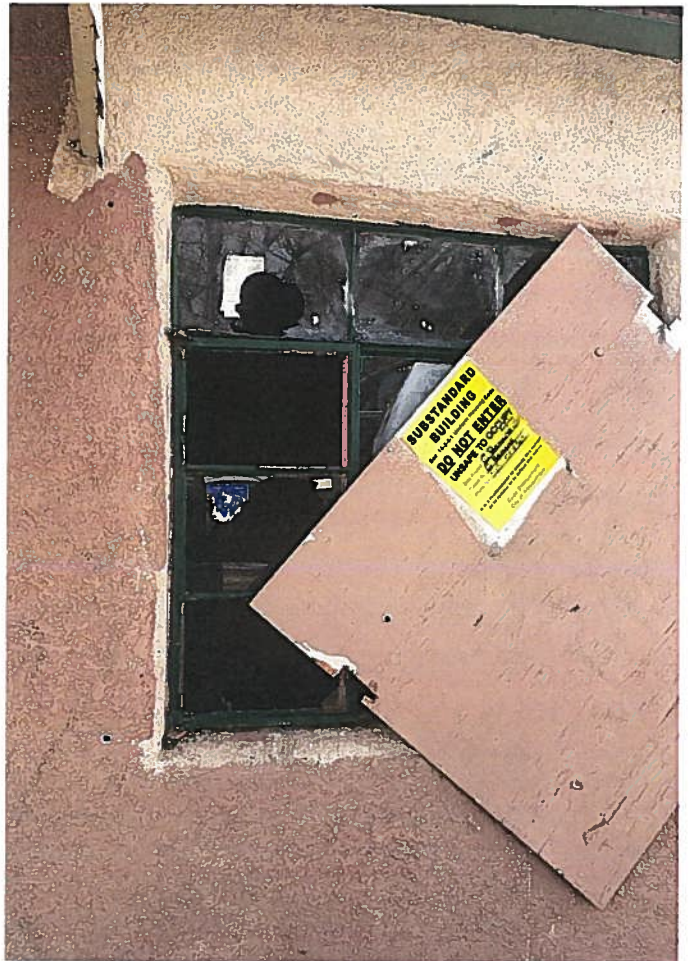
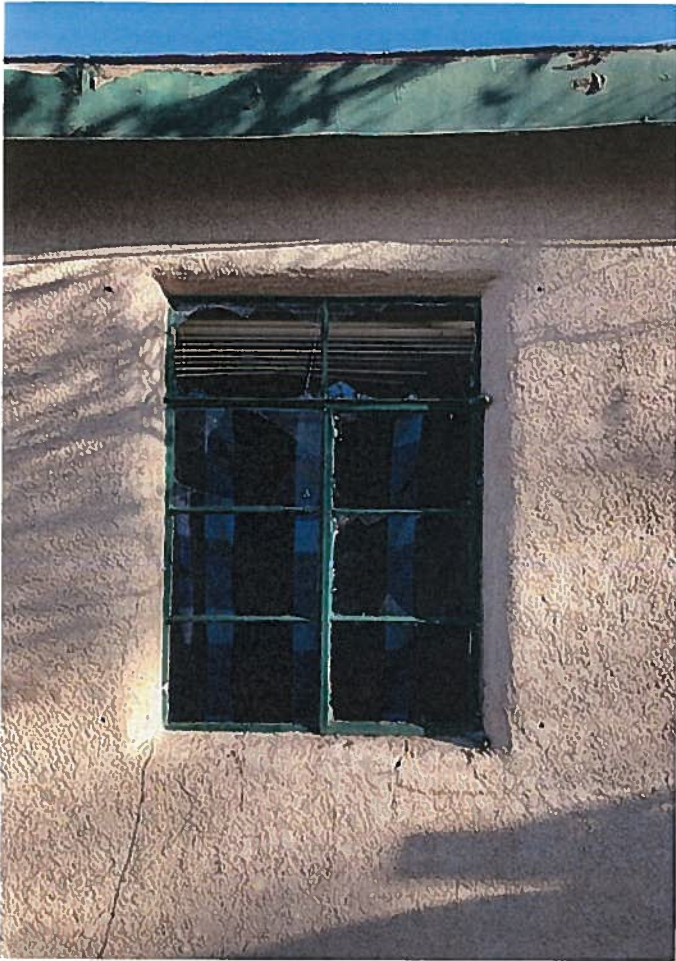


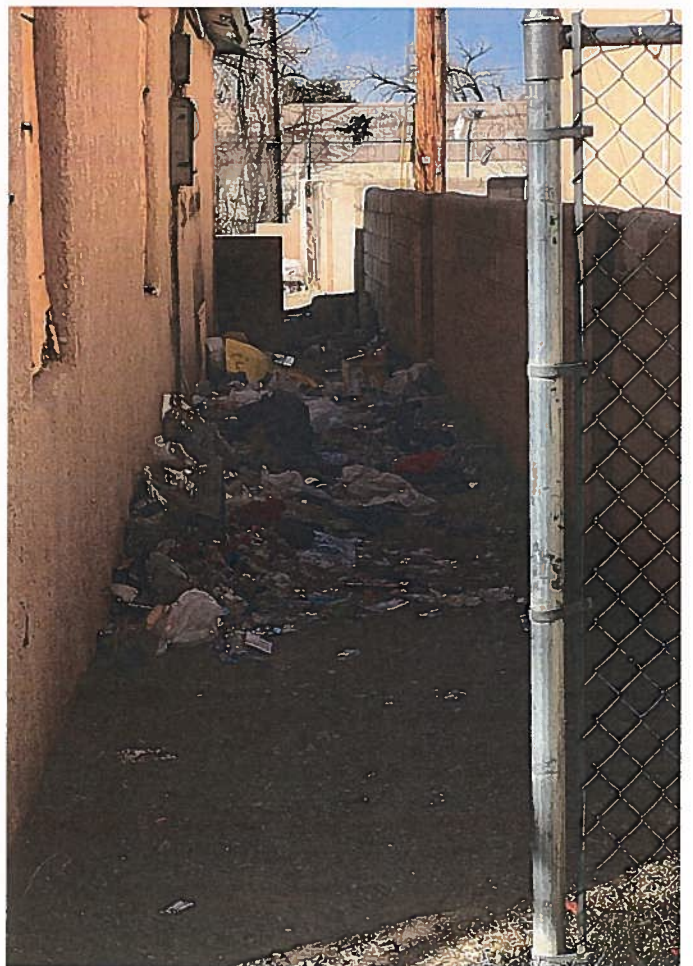
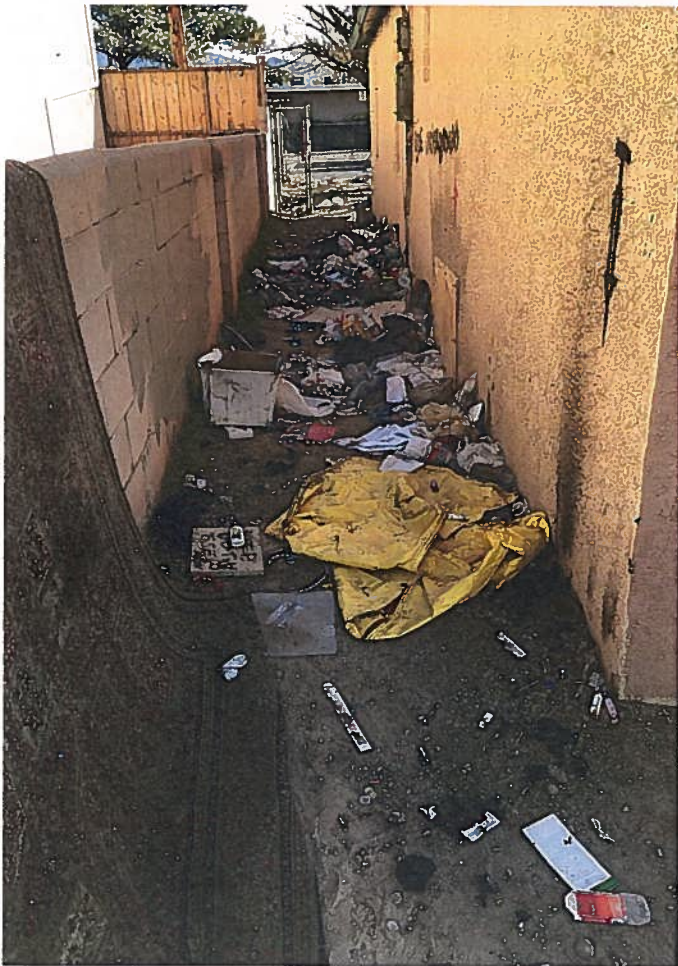












Invoice

Stewart Title of Albuquerque, LLC

7801 Academy Road NE, Bldg. 1, Suite 101
Albuquerque, NM 87109
O: (505) 828-1700; F: (505) 821-6065

Invoice Date: 07/31/2018

Invoice No: 8741

City of Albuquerque
600 2nd St., NW, Suite 500
Albuquerque, NM 87102

Remit To:

Stewart Title of Albuquerque
7801 Academy Road NE, Bldg 1, Suite
101
Albuquerque, NM 87109
O: (505) 828-1700; F: (505) 346-
2192

File #: 01147-48206
Buyer: Tommy Romero
Title Unit: Title Unit

Item Code	Description	Amount
SEARCH & REPORT	Search & Report	\$225.00
GROSS RECEIPTS TAX	Gross receipts tax	\$17.72
TOTAL		\$242.72

Property: 115 Charleston St. SE Albuquerque, New Mexico 87108
Lot 9, Block 1, B.M. Moore, Bernalillo County, New Mexico
1-019-05-203-056-30414



Title Department

Stewart Title of Albuquerque, LLC
7801 Academy Road NE, Bldg. 1,
Suite 101
Albuquerque, NM 87109
(505) 828-1700 Phone
(505) 821-6065 Fax

SEARCH REPORT

Dated: July 30, 2018

Issued to: City of Albuquerque
Angelo D. Metzgar
600 2nd St., NW, Suite 500
Albuquerque, NM 87102

Our Ref. No.: 01147-48206

Your Ref. No.:

Date and time of issuance: July 26, 2018 at 8:00 A.M.

As per your request, we have made a search of the public records of Bernalillo County, New Mexico, which include the real property records of the County Clerk of Bernalillo County, New Mexico Second Judicial District Court as to actions relating to real property, and the United States Bankruptcy Court for the District of New Mexico, as all are posted to the joint use plant leased by Stewart Title of Albuquerque, LLC.

THIS REPORT IS NOT TITLE INSURANCE. This report only provides title information contained in the above stated records and does NOT reflect unindexed or misindexed matters or any unrecorded or off record matters that may affect said land. This Company, in issuing this report assumes no liability on account of any instrument or proceedings in the chain of title to the property which may contain defects that would render such instruments or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in the commitment to insure or the exception which would appear in a title policy.

This Company's liability for this report is limited to the amount paid for this report and extends only to the party to which it is issued. No other party may rely on this report. This report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as the status of title to the land.

Search has been made for the period of May 23, 2017, up to and including July 26, 2018, at 8:00 A.M., covering the following:

Legal Description:

Lot numbered Nine (9) in Block numbered One (1) of the B.M. Moore Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 29, 1947, in Plat Book C1, Page 172.

Our search reveals the following placed of record:

1. Sole and Separate Agreement and Conveyance recorded May 23, 2017, as Doc. No. 2017049444, records of Bernalillo County, New Mexico.
2. Special Warranty Deed recorded May 23, 2017, as Doc. No. 2017049445, records of Bernalillo County, New

Mexico.

3. Claim of Lien filed by The City of Albuquerque, Claimant, recorded December 8, 2017, as Doc. No. 2017116916, records of Bernalillo County, New Mexico.
4. Claim of Lien filed by The City of Albuquerque, Claimant, recorded December 8, 2017, as Doc. No. 2017116919, records of Bernalillo County, New Mexico.
5. Claim of Lien filed by The City of Albuquerque, Claimant, recorded December 8, 2017, as Doc. No. 2017116920, records of Bernalillo County, New Mexico.
6. Claim of Lien filed by The City of Albuquerque, Claimant, recorded December 15, 2017, as Doc. No. 2017119399, records of Bernalillo County, New Mexico.
7. Claim of Lien filed by The City of Albuquerque, Claimant, recorded February 13, 2018, as Doc. No. 2018013170, records of Bernalillo County, New Mexico.
8. Claim of Lien filed by The City of Albuquerque, Claimant, recorded February 13, 2018, as Doc. No. 2018013176, records of Bernalillo County, New Mexico.
9. Claim of Lien filed by The City of Albuquerque, Claimant, recorded February 13, 2018, as Doc. No. 2018013177, records of Bernalillo County, New Mexico.
10. Claim of Lien filed by The City of Albuquerque, Claimant, recorded February 23, 2018, as Doc. No. 2018016581, records of Bernalillo County, New Mexico.
11. Claim of Lien filed by The City of Albuquerque, Claimant, recorded March 19, 2018, as Doc. No. 2018023751, records of Bernalillo County, New Mexico.
12. Claim of Lien filed by The City of Albuquerque, Claimant, recorded April 2, 2018, as Doc. No. 2018028312, records of Bernalillo County, New Mexico.
13. Claim of Lien filed by The City of Albuquerque, Claimant, recorded June 26, 2018, as Doc. No. 2018055888, records of Bernalillo County, New Mexico.
14. Claim of Lien filed by The City of Albuquerque, Claimant, recorded June 26, 2018, as Doc. No. 2018055889, records of Bernalillo County, New Mexico.
15. Name Search:
16. Notice of Claim of Tax Lien No. 2331619, filed by the Bureau of Revenue, State of New Mexico, against Thomas R. Romero, recorded March 27, 2018, as Doc. No. 2018026407 records of Bernalillo County, New Mexico.

2017 Taxes are Not Paid for the 2nd 1/2.

Sincerely,
Eloy Bradford
Title Examiner
Stewart Title of Albuquerque, LLC

Fidelity National Title
SP000004322PH

SOLE AND SEPARATE AGREEMENT AND CONVEYANCE

Pursuant to Section 40-3-8, A (5), NMSA 1978, Tommy Romero and Gloria Victoria Romero, husband and wife, agree that the property described as:


SEE ATTACHED EXHIBIT "A".

as shown by the official recorded plat thereof.

is hereby designated as the separate property of Tommy Romero. Gloria Victoria Romero hereby expressly grants and conveys the above described property to Tommy Romero with special warranty covenants. Gloria Victoria Romero, expressly waives, relinquishes and releases any and all right, title, claim or interest in and to the above described property, heretofore or hereafter acquired.


The Parties further agree that all community income of the parties used to acquire or purchase the premises or make repairs or improvements thereon now or in the future, including all community funds or income of the parties used to pay any indebtedness now or hereafter secured by a lien against the premises, is hereby designated as the separate property of Tommy Romero.

WITNESS our hands and seals this 19 day of May 16th, 2017



Tommy Romero

STATE OF New Mexico



Gloria Victoria Romero

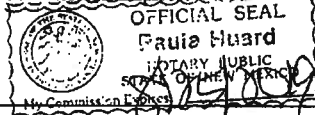
} SS.

COUNTY OF Bernalillo

This instrument was acknowledged before me on 19 day of May 16th, 2017

By: Tommy Romero and Gloria Victoria Romero

My Commission Expires:



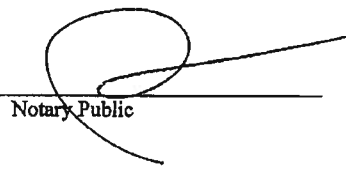

Notary Public

EXHIBIT "A"
Legal Description

Lot numbered Nine (9) in Block numbered One (1) of the B.M. MOORE ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 29, 1947.

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NM Form 6: Commitment for Title Insurance (08/01/2008)
ALTA Form Rev. 2008



Return To:
Fidelity National Title Insurance Company
8500 Menaul Blvd NE, Suite B-150
Albuquerque, NM 87112

GF No.: SP000004322

SPECIAL WARRANTY DEED

Deutsche Bank National Trust Company, as trustee on behalf of the holders of the Terwin Mortgage trust
2006-9HGA, Asset-Backed Certificates, TMTS Series 2006-9HGA

for consideration paid, grant to

Tommy Romero, married sole & separate

whose address is 115 Charleston Street SE, Albuquerque, NM 87108

the following described real estate in Bernalillo County, New Mexico:

Lot numbered Nine (9) in Block numbered One (1) of the B.M. MOORE ADDITION to the City of Albuquerque,
New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the
County Clerk of Bernalillo County, New Mexico, on November 29, 1947.


with special warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2017, and
subsequent years.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 27, 2017

Deutsche Bank National Trust Company, as trustee on behalf of the holders of the Terwin Mortgage trust
2006-9HGA, Asset-Backed Certificates, TMTS Series 2006-9HGA

BY: 
Specialized Loan Servicing, LLC as Attorney in Fact
Jeffrey Dowden, Assistant Vice President
Specialized Loan Servicing, LLC as Attorney in Fact

State of COLORADO
County of DOUGLAS

This instrument was acknowledged before me on this 27 day of April, 2017, by
Deutsche Bank National Trust Company, as trustee on behalf of the holders of the Terwin Mortgage trust
2006-9HGA, Asset-Backed Certificates, TMTS Series 2006-9HGA

BY: _____
Specialized Loan Servicing, LLC as Attorney in Fact

Notary Public
My Commission Expires:

[SEAL]

ALEXANDER S ASINOF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034451
MY COMMISSION EXPIRES 08/31/2019

2051F
2

**CLAIM OF LIEN FOR
BOARDING, CLEANUP OR REPAIR**

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: LOT 009 001B M MOORE

Address of Lien: 115 CHARLESTON ST SE 87108

Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Certificate of Substandard Costs:

Private Contractor Costs: \$510.00

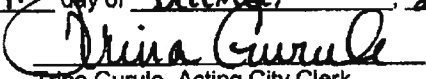
Title Search:

Processing Fees: \$50.00

Filing Fees: \$25.00

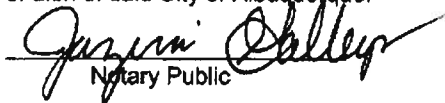
PRINCIPAL AMOUNT OF LIEN: \$585.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C WITNESS my hand and seal this 4th day of December, 2017.


Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

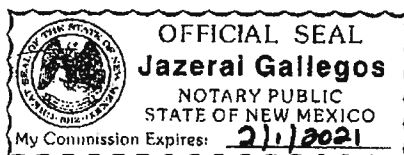
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

On this 4th day of December, 2017, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.


Notary Public

My commission expires 2/1/2021.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC#: 1 019 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2017116916

12/08/2017 12:27 PM Page: 1 of 2
LIEN R: \$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

INVOICE

BILL TO

ANGELO METZGAR
Senior Code Enforcement
Specialist
Planning Department
City of Albuquerque

INVOICE # 2752

DATE 10/26/2017

DUE DATE 10/26/2017

TERMS Due on receipt

P.O. NUMBER

POR# PLN0010130

PROJECT

115 CHARLESTON SE

ACTIVITY	QTY	RATE	AMOUNT
Service Date SERVICE DATE: 10/24/17	1	0.00	0.00
Board Up Attic, Crawl Space or Basement Hatchway Hard Secure EMERGENCY REQUEST HARD SECURE ATTIC, CRAWL SPACE OR BASEMENT HATCHWAY BOARD UP REQUESTED BY ANGELO METZGAR	1	150.00	150.00
Board Up Window Hard Secure EMERGENCY REQUEST HARD SECURE WINDOW BOARD UP REQUESTED BY ANGELO METZGAR	1	160.00	160.00
Board Up Door Hard Secure EMERGENCY REQUEST HARD SECURE DOOR BOARD UP REQUESTED BY ANGELO METZGAR	1	200.00	200.00

We appreciate your prompt payment.

BALANCE DUE

\$510.00

3

**CLAIM OF LIEN FOR
BOARDING, CLEANUP OR REPAIR**

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: LOT 009 001B M MOORE

Address of Lien: 115 CHARLESTON ST SE 87108

Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Certificate of Substandard Costs:

Private Contractor Costs: \$1,985.00

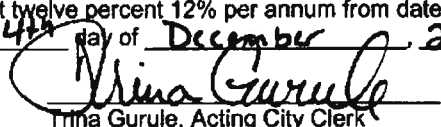
Title Search:

Processing Fees: \$50.00

Filing Fees: \$25.00

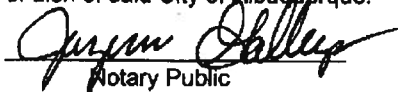
PRINCIPAL AMOUNT OF LIEN: \$2,060.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C WITNESS my hand and seal this 4th day of December, 2017.


Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

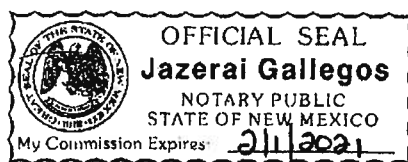
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

On this 4th day of December, 2017, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.


Notary Public

My commission expires 2/1/2021.

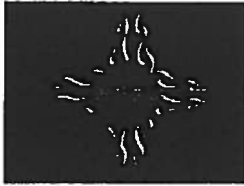
PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC#: 1 819 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2017116919

12/08/2017 12:27 PM Page: 1 of 3
LIEN R: \$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

BILL TO
Diane Baca
Senior Code Enforcement
Specialist
City of Albuquerque

INVOICE 2426

DATE 07/12/2017 **TERMS** Due on receipt

DUE DATE 07/12/2017

P.O. NUMBER
POR# PLN0010091

PROJECT
115 CHARLESTON SE

ACTIVITY	QTY	RATE	AMOUNT
Service Date SERVICE DATE: 7/3/17 - 7/7/17	1	0.00	0.00
Board Up Window Hard Secure EMERGENCY REQUEST HARD SECURE WINDOW BOARD UP REQUESTED BY DIANE BACA	1	160.00	160.00
Debris Removal EMERGENCY REQUEST REMOVAL OF GENERAL TRASH, WEEDS AND DEBRIS (EXTERIOR) REQUESTED BY DIANE BACA - 7 HOURS	7	225.00	1,575.00
safety Hazards EMERGENCY REQUEST REMOVAL OF HYPODERMIC NEEDLES REQUESTED BY DIANE BACA - 1 CONTAINER	1	250.00	250.00

We appreciate your prompt payment.

TOTAL DUE **\$1,985.00**

Torres, Leslie C.

From: Baca, P. Diane
Sent: Thursday, August 17, 2017 12:58 PM
To: Ramirez, Lynne M.; Dombroski, Debbie S.; jr.nsres@gmail.com
Cc: Serna, Joy A.; Torres, Leslie C.; Garcia, Andrew B.
Subject: Process for payment - Address: 115 Charleston SE - Invoice#2426 - POR#PLN0010091 - Native Son
Attachments: imagejpeg_0-1.jpg; imagejpeg_0-2.jpg; imagejpeg_0-3.jpg; imagejpeg_0.jpg; IMG_2923.PNG; IMG_2498.JPG; IMG_2499.JPG; IMG_2500.JPG; IMG_2501.JPG; IMG_2502.JPG; IMG_2503.JPG; IMG_2504.JPG; IMG_2505.JPG; IMG_2506.JPG; IMG_2507.JPG; IMG_2508.JPG; IMG_2509.JPG; IMG_2510.JPG; IMG_2511.JPG; IMG_2512.JPG; IMG_2513.JPG; IMG_2514.JPG; IMG_2515.JPG; IMG_2516.JPG; IMG_2517.JPG; IMG_2518.JPG; IMG_2519.JPG; IMG_2520.JPG; IMG_9141.JPG; IMG_9142.JPG; IMG_9143.JPG; INVOICE# 2426 - 115 CHARLESTON SE.pdf

Categories: Printed

On 7/6/2017 and 7/13/2017, a re-inspection was conducted at the above property that verified work has been completed.

This work is in compliance with the work requested of Native Son.

Diane Baca

Senior Code Enforcement Specialist
City of Albuquerque
505.924.3830 (phone)
505.924.3847 (fax)
pdBaca@cabq.gov

From: NSRES LLC [mailto:jr.nsres@gmail.com]
Sent: Tuesday, August 01, 2017 1:56 PM
To: Baca, P. Diane <pdBaca@cabq.gov>; Torres, Leslie C. <ltorres@cabq.gov>; Ramirez, Lynne M. <lynne@cabq.gov>; Serna, Joy A. <jaserna@cabq.gov>
Cc: Romero, Christopher V. <cvromero@cabq.gov>
Subject: Re: 115 Charleston SE - EMERGENCY BOARD-UP AND EXTERIOR CLEANUP & NEEDLE REMOVAL

INVOICE & PICS - 115 CHARLESTON SE

On Mon, Jul 3, 2017 at 4:02 PM, Baca, P. Diane <pdBaca@cabq.gov> wrote:

Junior/Lidia -- this is my follow up email for the text I sent Junior at approximately 1:29 pm this afternoon RE above property.

- One Window – Hard Secure – South side of house
- Exterior cleanup throughout property – WEEDS/LITTER/TRASH/DEBRIS/FURNITURE/SHOPPING CARTS/AUTO PARTS/ETC.
- Needle Removal throughout property

3

**CLAIM OF LIEN FOR
BOARDING, CLEANUP OR REPAIR**

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: LOT 009 001B M MOORE

Address of Lien: 115 CHARLESTON ST SE 87108

Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Certificate of Substandard Costs:

Private Contractor Costs: \$200.00

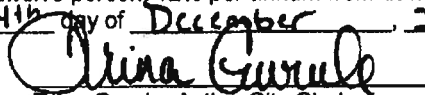
Title Search:

Processing Fees: \$50.00

Filing Fees: \$25.00


PRINCIPAL AMOUNT OF LIEN: \$275.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C WITNESS my hand and seal this 4th day of December, 2017.


Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

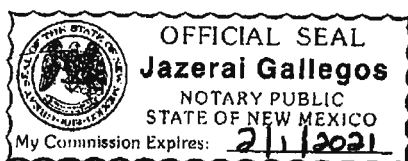
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

On this 4th day of December, 2017, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.


Notary Public

My commission expires 2/1/2021.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC# 1 019 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2017116920

12/08/2017 12:27 PM Page: 1 of 3
LIEN R:\$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

INVOICE

BILL TO

Diane Baca
Senior Code Enforcement
Specialist
City of Albuquerque

INVOICE # 2569**DATE 08/28/2017****DUE DATE 08/28/2017****TERMS** Due on receipt

P.O. NUMBER

POR# PLN0010091

PROJECT

115 CHARLESTON SE

ACTIVITY	QTY	RATE	AMOUNT
Service Date SERVICE DATE: 8/25/17	1	0.00	0.00
Board Up Door Hard Secure EMERGENCY REQUEST HARD SECURE DOOR BOARD UP REQUESTED BY DIANE BACA	1	200.00	200.00

We appreciate your prompt payment.**BALANCE DUE****\$200.00**

Torres, Leslie C.

From: Baca, P. Diane
Sent: Tuesday, August 29, 2017 10:09 AM
To: Ramirez, Lynne M.; Dombroski, Debbie S.; jr.nsres@gmail.com
Cc: Serna, Joy A.; Torres, Leslie C.; Garcia, Andrew B.
Subject: Process for payment - Address: 115 Charleston SE - Invoice#2569 - POR#PLN0010091
- Native Son
Attachments: IMG_0024.JPG; IMG_0025.JPG; INVOICE# 2569 - 115 CHARLESTON SE.pdf
Categories: Printed

On 8/25/2017, a re-inspection was conducted at the above property that verified work has been completed.

This work is in compliance with the work requested of Native Son.

LYNNE – Please confirm receipt of this email. Thank you.

Diane Baca

Senior Code Enforcement Specialist
City of Albuquerque
505.924.3830 (phone)
505.924.3847 (fax)
pd Baca@cabq.gov

From: NSRES LLC [mailto:jr.nsres@gmail.com]
Sent: Monday, August 28, 2017 9:46 PM
To: Baca, P. Diane <pd Baca@cabq.gov>; Torres, Leslie C. <ltorres@cabq.gov>; Ramirez, Lynne M. <lynne@cabq.gov>; Serna, Joy A. <jaserna@cabq.gov>
Cc: Romero, Christopher V. <cvromero@cabq.gov>
Subject: Re: 115 Charleston SE EMERGENCY BOARD-UP

INVOICE & PICS - 115 CHARLESTON SE

On Fri, Aug 25, 2017 at 2:07 PM, Baca, P. Diane <pd Baca@cabq.gov> wrote:

Junior/Lidia – this is my follow-up email for text request I sent Junior at 1:37 pm today for Emergency Board-up at above property. Thank you.

- 1 door – hard secure – At Junior's request via telephone conversation with me after he received my text, Inspector Romero will meet your crew at above property at 3:00 pm.

CHRISTOPHER – please conduct re-inspection to verify that contractor work was completed as requested. Thank you.

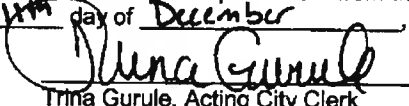
205F
3

CLAIM OF LIEN FOR BOARDING, CLEANUP OR REPAIR

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

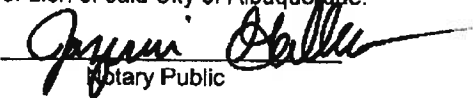
Legal description: LOT 009 001B M MOORE
Address of Lien: 115 CHARLESTON ST SE 87108
Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202
Certificate of Substandard Costs:
Private Contractor Costs: \$160.00
Title Search:
Processing Fees: \$50.00
Filing Fees: \$25.00
PRINCIPAL AMOUNT OF LIEN: \$235.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C WITNESS my hand and seal this 11th day of December, 2017.


Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

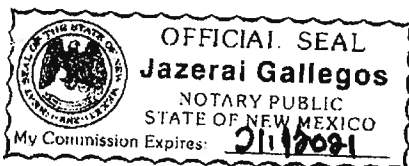
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

On this 11th day of December, 2017, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.


Notary Public

My commission expires 2/1/2021.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC# 1 019 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2017119399

12/15/2017 09:45 AM Page 1 of 3
LIEN R \$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

INVOICE

BILL TO
ANGELO METZGAR
Senior Code Enforcement
Specialist
Planning Department
City of Albuquerque

INVOICE # 2788
DATE 11/07/2017
DUE DATE 11/07/2017
TERMS Due on receipt

P.O. NUMBER
POR# PLN0010174

PROJECT
115 CHARLESTON SE

ACTIVITY

Service Date
SERVICE DATE: 11/6/17
Board Up Window Hard Secure
EMERGENCY REQUEST HARD SECURE WINDOW BOARD UP
REQUESTED BY ANGELO METZGAR

QTY	RATE	AMOUNT
1	0.00	0.00
1	160.00	160.00

We appreciate your prompt payment.

BALANCE DUE

\$160.00

Metzgar, Angelo D.

From: Metzgar, Angelo D.
Sent: Thursday, December 07, 2017 7:57 AM
To: Ramirez, Lynne M.
Cc: Torres, Leslie C.; Serna, Joy A.; Native Son; Dombroski, Debbie S.
Subject: Process for payment - 115 CHARLESTON SE - Invoice 2788 - POR# PLN0010174 - Native Son
Attachments: IMG_0055.JPG; IMG_0056.JPG; REVISED INVOICE# 2788+.pdf

On 11/6/17, a re-inspection was conducted at the above property that revealed work has been completed.

This work is in compliance with the work requested by Native Son.

Sincerely,

Angelo D. Metzgar
Safe City Strike Force Supervisor
City of Albuquerque
600 2nd St NW Suite 500
Albuquerque NM 87102
Phone: (505) 924-3455
ametzgar@cabq.gov

From: NSRES LLC [mailto:jr.nsres@gmail.com]
Sent: Tuesday, November 07, 2017 12:36 PM
To: Metzgar, Angelo D. <ametzgar@cabq.gov>
Cc: Ramirez, Lynne M. <lynne@cabq.gov>; Torres, Leslie C. <ltorres@cabq.gov>; Serna, Joy A. <jaserna@cabq.gov>; Dombroski, Debbie S. <ddombroski@cabq.gov>; Gonzales, Diego E. <degonzales@cabq.gov>
Subject: Re: 115 Charleston SE Emergency Board up Native Son

INVOICE & PICS - 115 CHARLESTON SE

On Mon, Nov 6, 2017 at 11:24 AM, Metzgar, Angelo D. <ametzgar@cabq.gov> wrote:

I'm requesting an emergency board up at the above property by Native Son. Thank you.

Angelo Metzgar
Safe City Strike Force Supervisor
City of Albuquerque
(505) 924-3455
ametzgar@cabq.gov

Sent from my iPhone

--

3

**CLAIM OF LIEN FOR
BOARDING, CLEANUP OR REPAIR**

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: LOT 009 001B M MOORE
Address of Lien: 115 CHARLESTON ST SE 87108
Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Certificate of Substandard Costs:

Private Contractor Costs: \$670.00

Title Search:

Processing Fees: \$50.00

Filing Fees: \$25.00

PRINCIPAL AMOUNT OF LIEN: \$745.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C WITNESS my hand and seal this 9th day of February, 2018.

Trina Gurule
Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

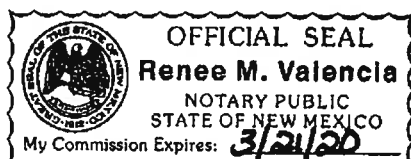
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

On this 9th day of February, 2018, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.

Renee M. Valencia
Notary Public

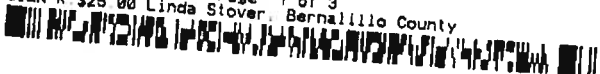
My commission expires 3/21/20.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC# 1 019 057 203 058 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2018013170

02/13/2018 03:00 PM Page: 1 of 3
LIEN R-\$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

INVOICE

BILL TO

Diane Baca
Senior Code Enforcement
Specialist
City of Albuquerque

INVOICE # 2895**DATE 12/27/2017****DUE DATE 12/27/2017****TERMS** Due on receipt**P.O. NUMBER**

POR# PLN0010174

PROJECT

115 CHARLESTON SE

ACTIVITY**QTY RATE AMOUNT****Service Date****1 0.00 0.00**

SERVICE DATE: 12/21/17

Board Up Attic, Crawl Space or Basement Hatchway Hard Secure
EMERGENCY REQUEST HARD SECURE ATTIC, CRAWL
SPACE OR BASEMENT HATCHWAY REQUESTED BY DIANE
BACA

1 150.00 150.00

Board Up Window Hard Secure
EMERGENCY REQUEST HARD SECURE WINDOW BOARD UP
REQUESTED BY DIANE BACA

2 160.00 320.00

Board Up Door Hard Secure
EMERGENCY REQUEST HARD SECURE DOOR BOARD UP
REQUESTED BY DIANE BACA

1 200.00 200.00

We appreciate your prompt payment.**BALANCE DUE****\$670.00**

Torres, Leslie C.

From: Baca, P. Diane
Sent: Thursday, December 28, 2017 4:53 PM
To: Ramirez, Lynne M.; Dombroski, Debbie S.; jr.nsres@gmail.com
Cc: Wall, Michelle L.; Conrad, Matthew A.; Serna, Joy A.; Torres, Leslie C.
Subject: Process for payment - Address: 115 Charleston SE - Invoice#2895 - POR#PLN0010174 - Native Son
Attachments: IMG_0515.jpg; IMG_0516.jpg; IMG_0517.jpg; IMG_0518.jpg; IMG_0519.jpg; IMG_0520.jpg; IMG_0521.jpg; IMG_0522.jpg; IMG_0523.jpg; INVOICE# 2895 - 115 CHARLESTON SE.pdf

On 12/22/2017, a re-inspection was conducted at the above property that verified work has been completed.

This work is in compliance with the work requested of Native Son.

LYNNE – Please confirm receipt of this email. Thank you.

THIS INVOICE AMOUNT WILL BE ADDED TO THE SPREADSHEET WHEN ONE IS CREATED.

Sincerely,

Diane Baca

*Senior Code Enforcement Specialist
Planning Department
City of Albuquerque
505.924.3830 – phone
505.924.3847 – fax
pdbaca@cabq.gov*

From: NSRES LLC [mailto:jr.nsres@gmail.com]
Sent: Wednesday, December 27, 2017 9:56 AM
To: Baca, P. Diane <pdbaca@cabq.gov>; Serna, Joy A. <jaserna@cabq.gov>; Torres, Leslie C. <ltorres@cabq.gov>; Ramirez, Lynne M. <lynne@cabq.gov>
Cc: Romero, Christopher V. <cvromero@cabq.gov>; Conrad, Matthew A. <MattConrad@cabq.gov>; Wall, Michelle L. <MWall@cabq.gov>
Subject: Re: 115 Charleston SE EMERGENCY BOARD-UP REQUEST

INVOICE & PICS - 115 CHARLESTON SE

On Thu, Dec 21, 2017 at 5:34 PM, Baca, P. Diane <pdbaca@cabq.gov> wrote:

Junior/Lidia – this is my follow-up email for text I sent Junior at approximately 12:00 pm today for Emergency Board-Up Request at above property. Thank you.

- 2 Windows – Hard Secure
- 1 Crawl Space – Hard Secure

3

**CLAIM OF LIEN FOR
BOARDING, CLEANUP OR REPAIR**

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: LOT 009 001B M MOORE
Address of Lien: 115 CHARLESTON ST SE 87108
Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Certificate of Substandard Costs:

Private Contractor Costs: \$200.00
Title Search:
Processing Fees: \$50.00
Filing Fees: \$25.00
PRINCIPAL AMOUNT OF LIEN: \$275.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C WITNESS my hand and seal this 9th day of February, 2018.

Trina Gurule
Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

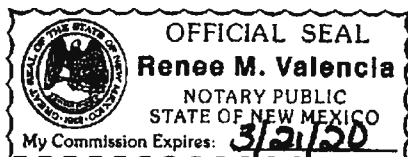
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

On this 9th day of February, 2018, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.

Renee Valencia
Notary Public

My commission expires 3/21/20.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC# 1 019 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2018013176

02/13/2018 03:00 PM Page 1 of 3
LIEN R \$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

BILL TO
KENNETH MARTINEZ
Senior Code Enforcement
Specialist
City of Albuquerque
Planning Department
600 2nd St NW Suite 500

INVOICE # 2911
DATE 01/03/2018
DUE DATE 01/03/2018
TERMS Due on receipt

P.O. NUMBER
POR# PLN0010174

PROJECT
115 CHARLESTON SE

Service Date			
SERVICE DATE: 1/2/18	1	0.00	0.00
Board Up Door Hard Secure			
EMERGENCY REQUEST HARD SECURE DOOR BOARD UP REQUESTED BY KENNETH MARTINEZ	1	200.00	200.00

We appreciate your prompt payment.

BALANCE DUE

\$200.00

Torres, Leslie C.

From: Martinez, Kenneth R.
Sent: Wednesday, January 03, 2018 4:28 PM
To: Ramirez, Lynne M.; Dombroski, Debbie S.
Cc: Torres, Leslie C.; Serna, Joy A.
Subject: Process for payment - 115 CHARLESTON SE- Invoice #2911- POR # PLN0010174 - Native Son
Attachments: IMG_2674.jpg; IMG_2675.jpg; INVOICE# 2911 - 115 CHARLESTON SE.pdf
Importance: High

On 1/3/2018, a re-inspection was conducted at the above property that revealed that the requested work has been completed.

Sincerely,

Kenneth Martinez
Senior Code Enforcement Specialist
City of Albuquerque
Planning Department
600 2nd St NW Suite 500
(505) 924-3831
kmartinez@cabq.gov



<https://www.cabq.gov/planning/code-enforcement/>
<https://www.cabq.gov/planning/codes-policies-regulations>

From: NSRES LLC [mailto:jr.nsres@gmail.com]
Sent: Wednesday, January 3, 2018 1:46 PM
To: Martinez, Kenneth R. <kmartinez@cabq.gov>
Cc: Romero, Christopher V. <cvromero@cabq.gov>; Baca, P. Diane <pdBaca@cabq.gov>; Torres, Leslie C. <ltorres@cabq.gov>; Serna, Joy A. <jaserma@cabq.gov>
Subject: Re: 115 Charleston SE

INVOICE & PICS - 115 CHARLESTON SE

**CLAIM OF LIEN FOR
BOARDING, CLEANUP OR REPAIR**

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: LOT 009 001B M MOORE
Address of Lien: 115 CHARLESTON ST SE 87108
Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Certificate of Substandard Costs:

Private Contractor Costs: \$160.00
Title Search:
Processing Fees: \$50.00
Filing Fees: \$25.00
PRINCIPAL AMOUNT OF LIEN: \$235.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C WITNESS my hand and seal this 9th day of February, 2018.

Trina Gurule
Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

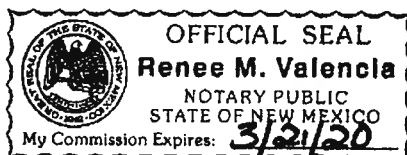
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

On this 9th day of February, 2018 before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.

Renee M. Valencia
Notary Public

My commission expires 3/21/20.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC# 019 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2018013177

02/13/2018 03:00 PM Page: 1 of 3
LIEN R: \$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

BILL TO
Diane Baca
Senior Code Enforcement
Specialist
City of Albuquerque

INVOICE # 2904
DATE 01/02/2018
DUE DATE 01/02/2018
TERMS Due on receipt

P.O. NUMBER
POR# PLN0010174

PROJECT
115 CHARLESTON SE

Service Date			
SERVICE DATE: 12/28/17	1	0.00	0.00
Board Up Window Hard Secure			
EMERGENCY REQUEST HARD SECURE WINDOW BOARD UP	1	160.00	160.00
REQUESTED BY DIANE BACA			

We appreciate your prompt payment.

BALANCE DUE

\$160.00

Torres, Leslie C.

From: Baca, P. Diane
Sent: Thursday, January 04, 2018 10:07 AM
To: Ramirez, Lynne M.; Dombroski, Debbie S.; jr.nsres@gmail.com
Cc: Wall, Michelle L.; Conrad, Matthew A.; Serna, Joy A.; Torres, Leslie C.
Subject: Process for payment - Address: 115 Charleston SE - Invoice#2904 - POR#PLN0010174 - Native Son
Attachments: IMG_0546.jpg; IMG_0548.jpg; IMG_0549.jpg; INVOICE# 2904 - 115 CHARLESTON SE.pdf

On 12/28/2017, a re-inspection was conducted at the above property that verified work has been completed.

This work is in compliance with the work requested of Native Son.

LYNNE – Please confirm receipt of this email. Thank you.

THIS INVOICE AMOUNT WILL BE ADDED TO THE SPREADSHEET ONCE ONE IS CREATED.

Sincerely,

Diane Baca

*Senior Code Enforcement Specialist
Planning Department
City of Albuquerque
505.924.3830 – phone
505.924.3847 – fax
pdbaca@cabq.gov*

From: NSRES LLC [mailto:jr.nsres@gmail.com]
Sent: Tuesday, January 2, 2018 12:50 PM
To: Baca, P. Diane <pdbaca@cabq.gov>; Torres, Leslie C. <lctorres@cabq.gov>; Ramirez, Lynne M. <lynne@cabq.gov>; Serna, Joy A. <jaserna@cabq.gov>
Subject: Re: 115 Charleston SE EMERGENCY BOARD UP REQUEST

INVOICE & PICS - 115 CHARLESTON SE

On Thu, Dec 28, 2017 at 11:49 AM, Baca, P. Diane <pdbaca@cabq.gov> wrote:

Junior/Lydia

This is my follow up email for text I sent to Junior at approximately 10:40 am today for emergency board up request at above property. Thank you.

***One Window-Hard Secure

Christopher-please verify with pictures that contractor work was completed as I requested. Thanks.

Sent from my iPhone

CLAIM OF LIEN FOR BOARDING, CLEANUP OR REPAIR

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: LOT 009 001B M MOORE

Address of Lien: 115 CHARLESTON ST SE 87108

Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Private Contractor Costs: \$320.00

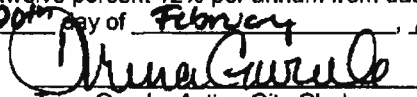
Title Search:

Processing Fees: \$50.00

Filing Fees: \$25.00

PRINCIPAL AMOUNT OF LIEN: \$395.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing. NMSA § 3-36-2C WITNESS my hand and seal this 20th day of February, 2018.


Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

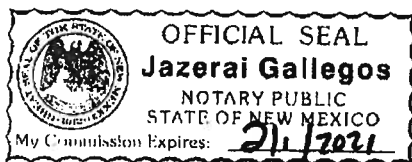
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

On this 20th day of February, 2018 before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.


Notary Public

My commission expires 2/1/2021.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC# 1 019 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2018016581

02/23/2018 03:51 PM Page 1 of 3
LIEN R: \$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

INVOICE

BILL TO

Diane Baca
Senior Code Enforcement
Specialist
City of Albuquerque

INVOICE # 2993**DATE** 02/15/2018**DUE DATE** 02/15/2018**TERMS** Due on receipt**P.O. NUMBER**

POR# PLN0010222

PROJECT

115 CHARLESTON SE

ACTIVITY

QTY RATE AMOUNT

Service Date

1 0.00 0.00

SERVICE DATE: 2/13/18

Board Up Window Hard Secure

2 160.00 320.00

EMERGENCY REQUEST HARD SECURE WINDOW BOARD UP
REQUESTED BY DIANE BACA

We appreciate your prompt payment.

BALANCE DUE**\$320.00**

Torres, Leslie C.

From: Baca, P. Diane
Sent: Friday, February 16, 2018 9:53 AM
To: Ramirez, Lynne M.; Dombroski, Debbie S.; jr.nsres@gmail.com
Cc: Serna, Joy A.; Torres, Leslie C.; McIntosh, Benjamin A.
Subject: Process for payment - Address: 115 Charleston SE - Invoice#2993 -
POR#PLN0010222 - Native Son
Attachments: INVOICE# 2993 - 115 CHARLESTON SE.pdf; IMG_0901.jpg; IMG_0903.jpg; IMG_0904.jpg;
IMG_0906.JPG

On 2/13/2018, a re-inspection was conducted at the above property that verified work has been completed.

This work is in compliance with the work requested of Native Son.

LYNNE – Please confirm receipt of this email. Thank you.

THIS INVOICE AMOUNT WILL BE ADDED TO THE SPREADSHEET ONCE ONE IS CREATED.

Sincerely,

Diane Baca

*Senior Code Enforcement Specialist
Planning Department
City of Albuquerque
505.924.3830 – phone
505.924.3847 – fax
pdbaca@cabq.gov*

From: NSRES LLC [mailto:jr.nsres@gmail.com]
Sent: Thursday, February 15, 2018 12:36 PM
To: Baca, P. Diane <pdbaca@cabq.gov>; Torres, Leslie C. <ltorres@cabq.gov>; Serna, Joy A. <jaserna@cabq.gov>; Ramirez, Lynne M. <lynne@cabq.gov>
Cc: Gonzales, Diego E. <degonzales@cabq.gov>; Metzgar, Angelo D. <ametzgar@cabq.gov>; Romero, Christopher V. <cvromero@cabq.gov>
Subject: Re: 115 Charleston SE - EMERGENCY BOARD UP REQUEST

INVOICE & PICS - 115 CHARLESTON SE

On Tue, Feb 13, 2018 at 12:55 PM, Baca, P. Diane <pdbaca@cabq.gov> wrote:

Junior/Lidia – this is my follow-up email for text I sent Junior today at 12:40pm for emergency board up request at above property. Diego to meet your crew at the property. Thank you.

- 2 windows – Hard Secure

3

**CLAIM OF LIEN FOR
BOARDING, CLEANUP OR REPAIR**

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: LOT 009 001B M MOORE

Address of Lien: 115 CHARLESTON ST SE 87108

Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Private Contractor Costs: \$160.00


Title Search:

Processing Fees: \$50.00

Filing Fees: \$25.00

PRINCIPAL AMOUNT OF LIEN: \$235.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C WITNESS my hand and seal this 13th day of March, 2018.


Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

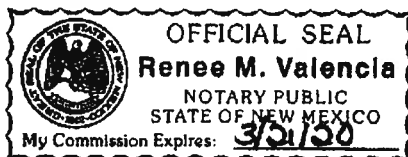
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS.

On this 13th day of March, 2018, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.


Notary Public

My commission expires 3/21/20.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC#: 1 019 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2018023751

03/19/2018 03:42 PM Page: 1 of 3
LIEN R: \$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

INVOICE

BILL TO

ANGELO METZGAR
Senior Code Enforcement
Specialist
Planning Department
City of Albuquerque

INVOICE # 3017**DATE 02/26/2018****DUE DATE 02/26/2018****TERMS Due on receipt****P.O. NUMBER**

POR# PLN0010222

PROJECT

115 CHARLESTON SE

ACTIVITY**Service Date**

SERVICE DATE: 2/24/18

Board Up Window Hard SecureEMERGENCY REQUEST HARD SECURE WINDOW BOARD UP
REQUESTED BY ANGELO METZGAR

QTY	RATE	AMOUNT
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1	0.00	0.00
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1	160.00	160.00
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We appreciate your prompt payment.

BALANCE DUE**\$160.00**

Metzgar, Angelo D.

From: Metzgar, Angelo D.
Sent: Monday, February 26, 2018 12:53 PM
To: Ramirez, Lynne M.
Cc: Torres, Leslie C.; Serna, Joy A.; Native Son; Dombroski, Debbie S.
Subject: Process for payment - 115 CHARLESTON SE - Invoice 3017 - POR# PLN0010222 - Native Son
Attachments: IMG_1125.jpg; IMG_1126.jpg; INVOICE# 3017 - 115 CHARLESTON SE.pdf

On 2/24/18, a re-inspection was conducted at the above property that revealed work has been completed.

This work is in compliance with the work requested by Native Son.

Sincerely,

Angelo D. Metzgar
Safe City Strike Force Supervisor
City of Albuquerque
600 2nd St NW Suite 500
Albuquerque NM 87102
Phone: (505) 924-3455
ametzgar@cabq.gov

From: NSRES LLC [mailto:jr.nsres@gmail.com]
Sent: Monday, February 26, 2018 10:41 AM
To: Metzgar, Angelo D. <ametzgar@cabq.gov>
Cc: Ramirez, Lynne M. <lynne@cabq.gov>; Torres, Leslie C. <lctorres@cabq.gov>; Serna, Joy A. <jaserna@cabq.gov>; Dombroski, Debbie S. <ddombroski@cabq.gov>
Subject: Re: 115 Charleston SE Emergency Board up Native Son

INVOICE & PICS - 115 CHARLESTON SE

On Sat, Feb 24, 2018 at 9:00 AM, Metzgar, Angelo D. <ametzgar@cabq.gov> wrote:

I am requesting an emergency board up at the above address by Native Son. Thank you.

Angelo Metzgar
Safe City Strike Force Supervisor
City of Albuquerque
(505) 924-3455
ametzgar@cabq.gov

Sent from my iPhone

CLAIM OF LIEN FOR BOARDING, CLEANUP OR REPAIR

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: LOT 009 001B M MOORE

Address of Lien: 115 CHARLESTON ST SE

Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Private Contractor Costs: \$160.00

Processing Fees: \$50.00

Filing Fees: \$25.00

PRINCIPAL AMOUNT OF LIEN: \$235.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C

WITNESS my hand and seal this 20 day of March, 2018

Trina Gurule
Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

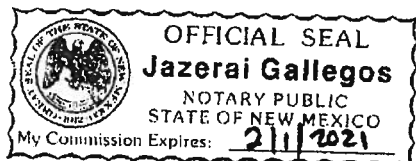
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

On this 20 day of March, 2018, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.

Jazera Gallegos
Notary Public

My commission expires 2/1/2021.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC#: 101905720305630414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2018028312

04/02/2018 03:49 PM Page: 1 of 3
LIEN R: \$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

INVOICE

BILL TO

ANGELO METZGAR
Senior Code Enforcement
Specialist
Planning Department
City of Albuquerque

INVOICE # 3033**DATE 02/28/2018****DUE DATE 02/28/2018****TERMS Due on receipt****P.O. NUMBER**

POR# PLN0010222

PROJECT

115 CHARLESTON SE

ACTIVITY**Service Date**

SERVICE DATE: 2/26/18

Board Up Window Hard Secure

EMERGENCY REQUEST HARD SECURE WINDOW BOARD UP
REQUESTED BY ANGELO METZGAR

QTY	RATE	AMOUNT
-----	------	--------

1	0.00	0.00
---	------	------

1	160.00	160.00
---	--------	--------

We appreciate your prompt payment.

BALANCE DUE**\$160.00**

Torres, Leslie C.

From: Metzgar, Angelo D.
Sent: Friday, March 09, 2018 6:58 AM
To: Ramirez, Lynne M.
Cc: Torres, Leslie C.; Serna, Joy A.; Native Son; Dombroski, Debbie S.; Gonzales, Diego E.
Subject: Process for payment - 115 CHARLESTON SE - Invoice 3033 - POR# PLN0010222 - Native Son
Attachments: IMG_1147.jpg; IMG_1148.jpg; IMG_1149.jpg; INVOICE# 3033 - 115 CHARLESTON SE.pdf

On 2/26/18, a re-inspection was conducted at the above property that revealed work has been completed.

This work is in compliance with the work requested by Native Son.

Sincerely,

Angelo D. Metzgar
Safe City Strike Force Supervisor
City of Albuquerque
600 2nd St NW Suite 500
Albuquerque NM 87102
Phone: (505) 924-3455
ametzgar@cabq.gov

From: NSRES LLC [mailto:jr.nsres@gmail.com]
Sent: Wednesday, February 28, 2018 4:18 PM
To: Metzgar, Angelo D. <ametzgar@cabq.gov>
Cc: Torres, Leslie C. <lctorres@cabq.gov>; Serna, Joy A. <jaserna@cabq.gov>; Ramirez, Lynne M. <lynne@cabq.gov>; Dombroski, Debbie S. <ddombroski@cabq.gov>; Gonzales, Diego E. <degonzales@cabq.gov>
Subject: Re: 115 Charleston SE Emergency Board up by Native Son

INVOICE & PICS - 115 CHARLESTON SE

On Mon, Feb 26, 2018 at 1:19 PM, Metzgar, Angelo D. <ametzgar@cabq.gov> wrote:

I am requesting an emergency board up at the above property by Native Son. Thanks.

Sincerely,

Angelo D. Metzgar

Safe City Strike Force Supervisor

City of Albuquerque

21

**CLAIM OF LIEN FOR
BOARDING, CLEANUP OR REPAIR**

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: * 009 001B M MOORE
Address of Lien: 115 CHARLESTON ST SE 87108
Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Private Contractor Costs: \$150.00
Title Search:

Processing Fees: \$50.00

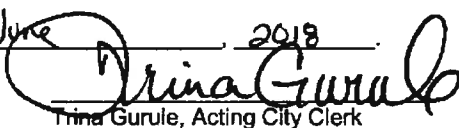
Filing Fees: \$25.00

PRINCIPAL AMOUNT OF LIEN: \$225.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.

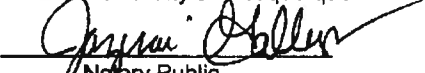
NMSA § 3-36-2C

WITNESS my hand and seal this 8th day of June, 2018.


Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

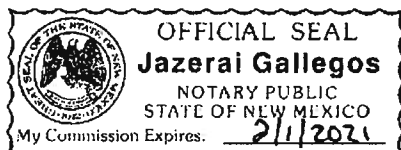
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

On this 8th day of June, 2018, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.


Notary Public

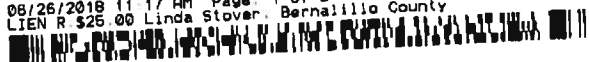
My commission expires 2/1/2021.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC#: 1 019 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2018055888

08/26/2018 11:17 AM Page 1 of 2
LIEN R \$25.00 Linda Stover, Bernalillo County





NSRES LLC
PO Box 27351
Albuquerque, NM 87125 US
(505) 339-7459
jr.nsres@gmail.com

BILL TO
Diane Baca
Senior Code Enforcement
Specialist
City of Albuquerque

INVOICE # 3128
DATE 03/29/2018
DUE DATE 03/29/2018
TERMS Due on receipt

P.O. NUMBER
POR# PLN0010222

PROJECT
115 CHARLESTON SE

Service Date	1	0.00	0.00
SERVICE DATE: 3/26/18			
Board Up Attic, Crawl Space or Basement Hatchway Hard Secure	1	150.00	150.00
EMERGENCY REQUEST HARD SECURE BOARD UP OF ATTIC, CRAWL SPACE OR BASEMENT HATCHWAY REQUESTED BY DIANE BACA			

We appreciate your prompt payment.

BALANCE DUE **\$150.00**

**CLAIM OF LIEN FOR
BOARDING, CLEANUP OR REPAIR**

The City of Albuquerque claims and establishes a lien on the property described below for the costs of boarding, cleaning a parcel of property or securing of a structure. The lien is provided by Ordinances numbered § 14-3-5-3A2c4, 14-3-5-6A3c and 14-3-5-7 ROA. The filing, enforcement and priority of this lien are governed by New Mexico statutes § 3-36-1 ET. Seq. Pursuant to NMSA §§ 3-36-2, 3-36-6M and 3-36-7, once filed this lien attains a super-priority status with respect to all other interests in the property other than ad valorem property taxes or other special assessment liens.

Legal description: * 009 001B M MOORE
Address of Lien: 115 CHARLESTON ST SE 87108
Owner & Owner's Address: ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

Private Contractor Costs: \$320.00
Title Search:
Processing Fees: \$50.00
Filing Fees: \$25.00
PRINCIPAL AMOUNT OF LIEN: \$395.00

The principal amount of this lien shall bear interest at twelve percent 12% per annum from date of filing.
NMSA § 3-36-2C
WITNESS my hand and seal this 8th day of June, 2018.

Trina Gurule
Trina Gurule, Acting City Clerk
City of Albuquerque
Bernalillo County, New Mexico

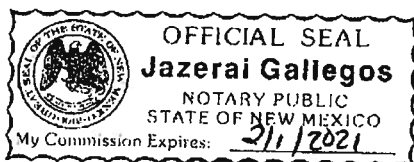
**STATE OF NEW MEXICO
COUNTY OF BERNALILLO**

On this 8th day of June, 2018, before me appeared Trina Gurule, to me personally known, who being by me duly sworn or affirmed did say that she is the Acting Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed on behalf of said City of Albuquerque, and said Trina Gurule acknowledged said instrument to be the free act of Claim of Lien of said City of Albuquerque.

Jazera Gallegos
Notary Public

My commission expires 2/1/2021.

PAYMENT OF THIS LIEN MUST INCLUDE THE FOLLOWING UPC#: 1 019 057 203 056 30414 ON THE CHECK/MONEY ORDER. FAILURE TO REFERENCE THE UPC NUMBER ON YOUR PAYMENT WILL CREATE DELAYS IN RESOLVING THIS ISSUE, INCLUDING POSSIBLE REFUSAL AND RETURN OF YOUR PAYMENT.



Doc# 2018055889

06/28/2018 11:17 AM Page: 1 of 2
LIEN R: \$25.00 Linda Stover, Bernalillo County



Vigil Contracting Services Inc.

1512 Coors SW
Albuquerque, NM 87121
USA

Voice: (505) 877-8325

Fax: (505) 877-1261

INVOICE

Invoice Number: COA386-115 Charlesto

Invoice Date: Mar 29, 2018

Page: 1

Duplicate

Bill To:
Planning Department COA Dept of Finance & Admin Serv PO Box 1985 Albuquerque, NM 87103

Ship to:
Dept. of Finance and Admin Services Senior CES - Diane Baca 600 2nd St NW Albuquerque, NM 87102

Customer ID	Customer PO	Payment Terms
City Of Albuquerque	PLN0010162	Net 30 Days
Sales Rep ID	Shipping Method	Ship Date
	US Mail	4/28/18

Quantity	Item	Description	Unit Price	Amount
8.00	10000	115 Charleston SE - Services date 3-29-18 -- Removal of general trash, weeds and debris exterior	40.00	320.00
Subtotal				320.00
Sales Tax				
Total Invoice Amount				320.00
Payment/Credit Applied				
TOTAL				320.00

Check/Credit Memo No:



NOTICE OF CLAIM OF TAX LIEN

Susana Martinez
Governor

John Monforte
Acting Cabinet Secretary

THOMAS R. ROMERO
315 SAN TOMAS LN SW
ALBUQUERQUE, NM 87121-9308

March 20, 2018
SSN: ***-**-9060
Letter ID: L1031759664

NOTICE OF CLAIM OF TAX LIEN NO. 2331619 FILED IN BERNALILLO COUNTY

Notice is hereby given that the Taxation and Revenue Department of the State of New Mexico claims a lien upon all property, as well as rights to property of:

THOMAS R. ROMERO
315 SAN TOMAS LN SW
ALBUQUERQUE, NM 87121-9308

for the amount of **\$1,229.05** which has been assessed and demand made for payment, and is due, owing, payable, and unpaid for the following periods:

Personal Income Tax Filing Period(s): 12/31/2016.

Tax	Penalty	Interest	Total
\$994.00	\$198.80	\$36.25	\$1,229.05
Total Due			\$1,229.05

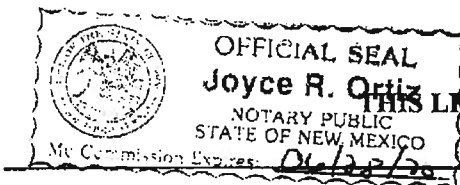
Previous Lien No (s). NONE

This claim of tax lien includes applicable interest and penalty, which has been assessed, plus penalty and daily interest on all unpaid tax from date hereof until paid.

STATE OF NEW MEXICO

COUNTY OF Bernalillo

This instrument was acknowledged before me on March 20, 2018 by Elaine Martinez as the delegate of the Cabinet Secretary for the State of New Mexico Taxation and Revenue Department.



[Signature]
Secretary or Delegate

[Signature]
Signature of Notarial Official

**THIS LIEN HAS BEEN FILED AGAINST YOU. YOUR PROPERTY MAY NOW BE
SUBJECT TO SEIZURE BY LEVY WITHOUT FURTHER NOTICE.**

Doc# 2018026407

03/27/2018 01:26 PM Page: 1 of 1
LIEN R:\$0.00 Linda Stover, Bernalillo County



btL20 v29

PROPERTY ADDRESS AND DESCRIPTION PARCEL
115 CHARLESTON ST SE
* 009 001B M MOORE

2017

PARCEL NUMBER: 101905720305630414



TREASURER BERNALILLO
COUNTY
PO BOX 627
ALBUQUERQUE, N.M. 87103-0627
(505) 468-7031
TREASURERS OFFICE
E-MAIL: TREAS@BERNCO.GOV

2017 TAX BILL

AFC

1 019 057 203 056 30414
ROMERO TOMMY
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202

THIS TAX BILL IS THE
ONLY NOTICE YOU WILL
RECEIVE FOR PAYMENT
OF BOTH INSTALLMENTS
OF YEAR 2017
PROPERTY TAX

A1A TAX DISTRICT

PROPERTY	CODE	VALUE	AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
ASSESSED VALUE LAND		15,200	STATE	1.360	23,797	32.36
ASSESSED VALUE IMPROVEMENTS		56,200	COUNTY	8.463	23,797	201.39
ASSESSED VALUE PERS PROP		0	ALBUQ	11.217	23,797	266.93
TAXABLE VALUE LAND		5,066	SCHOOL APS	10.452	23,797	248.72
TAXABLE VALUE IMPROVEMENTS		18,731	CNM	3.789	23,797	90.17
TAXABLE VALUE PERS PROP		0	UNMH	6.400	23,797	152.30
TOTAL VALUATION		23,797	AMAFCA	0.846	23,797	20.13
STATUTORY EXEMPTION		0				
VETERAN EXEMPTION		0				
			TOTAL RATE	42.527	2017 TAX >>	1,012.00
NET TAXABLE VALUE		23,797				

1st half payment becomes delinquent after Dec 10, 2017

2nd half payment becomes delinquent after May 10, 2018

Postmark by these dates for each half is on time...

[CLICK HERE TO SEE TAX & PAYMENT HISTORY](#)

OTHER TAX DUE

YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE
------	-----	----------	---------	------	------------

TAX AND PAYMENT HISTORY FOR: 1 019 057 203 056 30414

TAX AND PAYMENT HISTORY FOR: 1019 037 205 036 30414								
YEAR	NET TAXABLE	TAX	INTEREST	PENALTY	FEES	PAID	AMOUNT DUE	
2008		15,597	623.28	0.00	0.00	0.00	-623.28	0.00
2009		16,244	653.84	0.00	0.00	0.00	-653.84	0.00
2010		16,911	694.58	0.00	0.00	0.00	-694.58	0.00
2011		17,598	733.72	0.00	0.00	0.00	-733.72	0.00
2012		18,306	769.90	0.00	0.00	0.00	-769.90	0.00
2013		18,306	779.30	0.00	0.00	0.00	-779.30	0.00
2014		18,064	767.08	0.00	0.00	0.00	-767.08	0.00
2015		18,064	770.40	0.00	0.00	0.00	-770.40	0.00
2016		17,797	757.18	0.00	0.00	0.00	-757.18	0.00
2017		23,797	1,012.00	15.18	15.18	0.00	-506.00	536.36
Summary of Taxes Due			Payment information				Amount Due	
1st Half Delinquent after Dec. 10, 2017			Current as of				Valid until	
2nd Half Delinquent after May 10, 2018			7/28/2018				8/10/2018	
	1ST HALF DUE	506.00	0.00	0.00	0.00	-506.00	0.00	
	2ND HALF DUE	506.00	15.18	15.18	0.00	0.00	536.36	
	TOTAL DUE	1,012.00	15.18	15.18	0.00	-506.00	536.36	

To get Current Pay online Now!

Note!! All payments will be applied to Penalty and Interest First
then the Oldest Tax Bill

Click on Pay Button to Continue or Change Amount

Total Due \$536.36

Pay

CERTIFICATION OF SUBSTANDARD BUILDING

In accordance with City Housing Code, which is City Ordinance enactment No. 34-1986 and codified at 14-3-1-1 ET. Seq. ROA 1994, the City of Albuquerque certifies that the property described below is a substandard building and that the owner(s) has/have been so notified.

Address of substandard building/legal description:

**115 CHARLESTON ST SE
ALBUQUERQUE NM 87108**

Legal Description: * 009 001B M MOORE

UPC: 1 019 057 203 056 30414


Owner & Owner's address:

**GARCIA PLACIDO
115 CHARLESTON ST SE
ALBUQUERQUE NM 87108 3202**

The property described above is in violation of the City Housing Code: Notice and Order dated January 9, 2014.

Attached Are Copies of Findings

Notice of the condition of the property was given to the owner in the following manner: Posted onto a front exterior door of the building and mailed certified mail.


Brennon Williams, bnwilliams@cabq.gov
Code Enforcement Division
Planning, Code Compliance Manager
City of Albuquerque

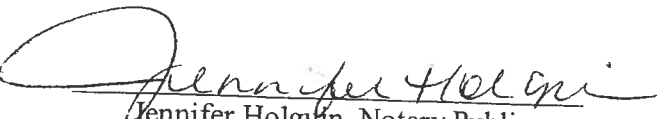
STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO

Doc# 2015060555

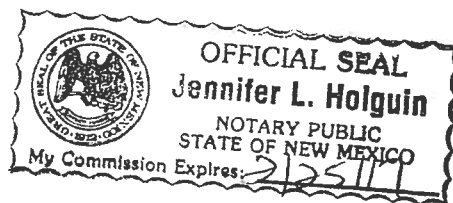
07/15/2015 09:31 AM Page: 1 of 7
NOT R: \$25.00 M. Toulouse Oliver, Bernalillo County



The foregoing instrument was acknowledged before me by Brennon Williams this 29th day of June, 2015.


Jennifer Holguin, Notary Public

My Commission Expires 2/25/17



**AFFIDAVIT OF SERVICE NOTICE AND ORDER BY
POSTING**

**STATE OF NEW MEXICO
COUNTY OF BERNALILLO**

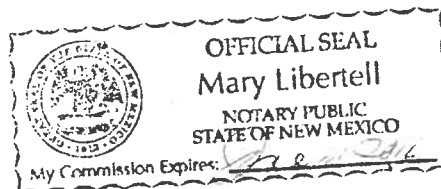
I Andy Leyba being first duly sworn upon Oath state that on January 9, 2014 I posted a copy of the Notice and Order and mailed a copy by Certified Mail, Pertaining to the property at 115 Charleston SE Albuquerque New Mexico, addressed GARCIA PLACIDO to the owner, occupant, agent or heir.

Signed: Andy Leyba

SUBSCRIBED AND SWORN TO before me this 9th day
of January, 2014.

My commission expires: June 10, 2016

Mary Libertell
Notary Public



Safe City Strike Force

Legal Department
1 Civic Plaza NW
PO BOX 2248 Suite 3013
January 9, 2014

NOTICE AND ORDER

Date: January 9, 2014
Owner: Placido Garcia
115 Charleston SE
Albuquerque, New Mexico 87108

Re: Property located at 115 Charleston SE

On January 8, 2014 the Safe City Strike Force made an inspection of the building or structure owned, occupied or controlled by you at 115 Charleston SE, Albuquerque, New Mexico 87108 which is more particularly described as:
*009 001B M MOORE UPC 1 019 057 203 30414

Violations of the Uniform Code ("Code"), City Council Ordinance No., 34-1986 and codified at 14-3-1-1 et seq. ROA 1994, were found that must be corrected in order to maintain accepted standards of health and safety provided for in the Code.

The Safe City Strike Force has found the above-referenced structure to be substandard under the provisions of the Code. The findings of the inspection are listed below:

FINDINGS AND SPECIFIC CODE VIOLATIONS

14-3-4-1 Substandard Building: Any building or portion thereof, including any dwelling, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions [set for the in 14-3-4-2 et seq.] to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and declared a SUBSTANDARD BUILDING.

In Particular, a substandard building includes a Nuisance which is defined in section 14-3-4-4 which incorporates section 14-3-1-4 ROA, and includes "abandoned wells, shafts, basements or excavations; abandoned refrigerators; or any structurally unsound fences or structures; or any lumber, trash fences or debris which may prove a hazard for inquisitive minors." A nuisance also includes any "nuisance known at common law or in equity jurisprudence." The property is a nuisance under the ordinance and in common law

because it is unsecured and open to vagrants, homeless people and those who may have a propensity for criminal activity have been found on the premises.

A substandard building also includes property containing inadequate sanitation under section 14-3-4-2 ROA, which includes, but is not limited to, (E) lack of required hot and cold running water to plumbing fixture (F) lack of required heating facilities (G) Lack of, or improper operation of required ventilating equipment. (H) Lack of minimum amount of natural light and ventilation required by code. (I) Room and space dimension less than required by code. (J) Lack of required electrical lighting. (K) Dampness of habitable rooms because of faulty weather protection. (L) General dilapidation or inadequate maintenance (M) Lack of connection to a required sewage disposal system. (N)

Infestation of insects, vermin or rodents as set forth in Chapter 9, Article 7 of this code.”

14-3-4-3 Structural Hazards (B) Defective or deteriorated flooring or floor supports (K)

Every interior wall and ceiling is free of holes and large cracks, loose plaster and other structural material, the collapse of which might constitute an accident hazard. Plaster, paint and all other surface materials are easily cleanable and reasonably smooth, clean, and tight. 14-3-4-5 Hazardous Wiring; includes all wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner. 14-3-4-8 Faulty

Weather Protection (A) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows, doors and basement hatchways. The structure has been posted SUBSTANDARD due to life safety issues. The City of Albuquerque has Codes and Ordinances for minimum requirements in a dwelling unit to protect all occupants and or guests. Property is so badly maintained to the extent that it endangers the life, limb, health, property, safety or welfare of the public or any occupants. On January 8, 2014 the Safe City Strike Force made a inspection at your property. Your property was vacant, unsecured and full of trash and debris. AFD has responded numerous time for debris being set on fire,

Section 14-3-4-4 Any nuisance as defined in this Code. Your property has become a Public Nuisance for the Neighborhood and the City of Albuquerque. The property must be secured and cleaned. You are also required by City ordinance to register you vacant building with the Planning Department.

14-3-5-14 VACANT BUILDING MAINTENANCE.

(A) The owner of a vacant building shall apply to the Albuquerque Code Enforcement for and obtain a vacant building maintenance license 15 days prior to vacating the premises. The business maintenance license shall be renewed annually. The owner shall pay an annual fee to renew the business maintenance license. Albuquerque Code Enforcement shall establish the amount of the fee by regulation.

(B) Application for a vacant building maintenance license shall be made on a form provided by Albuquerque Code Enforcement and verified by the owner. The application shall disclose all measures to be taken to ensure that the vacant building will be kept weather tight and secure from trespassers, safe for entry by police officers and firefighters in times of emergency, and, together with its premises, free from nuisance and in good order.

(C) At the time of application, the owner shall arrange for inspection of the vacant building by Albuquerque Code Enforcement. If the owner fails or refuses to consent to and arrange for an inspection, Albuquerque Code Enforcement shall first obtain a search warrant from a court of competent jurisdiction to authorize inspection of the vacant building.

(D) Albuquerque Code Enforcement shall inspect the vacant building for the purpose of determining the structural integrity of the vacant building; the repairs necessary to ensure its structural integrity; that it will be safe for entry by fire fighters and police officers in time of emergency; and that the vacant building and its contents do not present a hazard to the public during the time that the building remains vacant.

(E) Albuquerque Code Enforcement shall issue any orders for work needed to:

(1) Adequately protect the vacant building from intrusion by trespassers and from deterioration by the weather; and

(2) Insure that allowing the vacant building to remain will not be detrimental to the public health, safety and welfare, will not unreasonably interfere with the reasonable and lawful use and enjoyment of other premises within the neighborhood, and will not pose any extraordinary hazard to police officers or fire fighters entering the vacant building in times of emergency.

(F) Within 45 days of the issuance of any orders, the owner shall bring the vacant building into compliance with any orders that may have been issued as conditions for the issuance of the license.

(G) Albuquerque Code Enforcement shall issue a vacant building maintenance license only after inspecting the building and concluding that the building complies with the Uniform Housing Code. The Mayor is authorized to administer and enforce the Uniform Housing Code as provided in §§ 14-3-5-1 et seq. if the vacant building does not comply with any other provisions of the Uniform Housing Code. Albuquerque Code Enforcement shall have the authority to inspect the vacant building at any time.

(H) The owner shall notify Albuquerque Code Enforcement 15 days before a vacant building becomes inhabited so that Albuquerque Code Enforcement can inspect the vacant building prior to occupancy.

(Ord. 45A-2004)

ORDER

You, as the owner of the building or structure are hereby ordered to:

Vacate the building or structure on or before January 9, 2014. After vacating the building or structure, you must repair the building or structure. In repairing the building or structure, all required permits must be secured and the work physically commenced within five days of the date of this Order. The repairs must be completed by March 6th, 2014.

Structure must be secured; all doors and windows that cannot be secured must be boarded up within 5 days of the Notice.

All repairs must be completed in a workman-like manner and in compliance with all applicable Codes with all Permits and Inspections required.

Notice of Intent to proceed Administratively

IF THE PROPERTY IS NOT SECURED AND THE LOT CLEANED BY JANUARY 19, 2014 AT 5:00 PM, THE CITY MAY CAUSE ANY STRUCTURES TO BE SECURED AND CLEANED WITHOUT FURTHER NOTICE TO ANY PARTIES, AND A LIEN WILL BE PLACED AGAINST THE PROPERTY FOR THE CITY'S COSTS ASSOCIATED WITH CAUSING THE PROPERTY TO BE SECURED AND CLEANED. THE ADMINISTRATIVE ACTION CONTEMPLATED IN THIS PARAGRAPH SHALL NOT AFFECT ANY RIGHTS OF APPEAL.

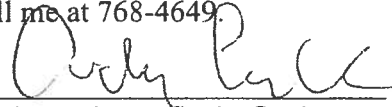
Pursuant to Section 14-3-5-3(A) (2)(d) ROA 1994, you or any person having any title or legal interest in the building or structure may appeal from this Notice and Order or any action of the Code Team to the Housing Advisory and Appeals Committee. The appeal must be in writing and filed with the Mayor's office within 10 days after the effective date of this order. The effective date of this order is January 9, 2014.

A form for filing an appeal is available in the Mayor's Office 11th floor, 1 Civic Plaza NW. This form, however, is not required as the required information is included in the appeal. Pursuant to Section 14-3-5-4 ROA 1994, the required information includes the names of the appellants participating in the appeal. A brief statement setting forth the legal interest of each of the appellants in the building of the land involved in the appeal. A brief statement of the specific order or action protested, together with any material facts supporting the appellant's contentions. A brief statement of the relief sought and the reasons why it is claimed the protested order or action should be reversed modified or otherwise set aside. The signatures of all parties named and their official mailing addresses and verification, by declaration under penalty of perjury, of at least one appellant as to the truth of the matters stated in the appeal.

An appeal from the Notice and Order will stay enforcement of the Notice and Order. Failure to file an appeal, however, shall constitute a waiver of the right to an administrative hearing and adjudication of the Notice and Order or to any portion thereof.

A hearing on a properly and timely filed appeal to the Housing Advisory and Appeals Committee will be scheduled with in ten (10) days prior to the date of the hearing. Only those matters or issues specifically raised by the appellant shall be considered in the hearing.

If you have any questions concerning this Notice and Order of the cited violations, please call me at 768-4649.


Andy Leyba afleyba@cabq.gov
Joe Martinez jbmartinez@cabq.gov
Safe City Strike Force Director
Legal Department
1 Civic Plaza NW
PO Box 2248, Suite 3013
Albuquerque, New Mexico 87103

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 9th day of January, 2014.


NOTARY PUBLIC

My commission expires: June 2016

