

CITY of ALBUQUERQUE

TWENTY THIRD COUNCIL

COUNCIL BILL NO. R-19-198 ENACTMENT NO. _____

SPONSORED BY: Diane G. Gibson

1 RESOLUTION

2 A NUISANCE, SUBSTANDARD DWELLING OR STRUCTURE IN NEED OF
3 ABATEMENT AT 2405 QUINCY NE, ALBUQUERQUE NM 87110 WITHIN THE
4 CITY LIMITS OF ALBUQUERQUE, NEW MEXICO IS SO RUINED, DAMAGED
5 AND DILAPIDATED AS TO BE A MENACE TO THE PUBLIC COMFORT,
6 HEALTH, PEACE OR SAFETY AND THAT IT IS TO BE REQUIRED TO BE
7 REMOVED.

8 WHEREAS, the building, structure or premises is located at 2405 QUINCY
9 NE, ALBUQUERQUE NM 87110, which is located and is more particularly
10 described as: LOT 6-A-2 PLAT OF LOT 6-A-1 AND LOT 6-A-2 BLK 2 ROMAC-
11 JEAN ADDITION BEING A REPLAT OF LT 6A BLK 2 ROMAC-JEAN ADDITION
12 CONT 0.5550 AC M/L OR 24,176 SQ FT M/; and

13 WHEREAS, the Planning Department, Code Enforcement Division of the
14 City of Albuquerque has investigated the condition of said Building, structure
15 of premises and has found same to be so ruined, damaged and dilapidated
16 that it constitutes a menace to the public comfort, health, peace or safety and
17 warrants abatement and removal.

18 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
19 ALBUQUERQUE:

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

25 Section 2. That SANCHEZ CHARLES A, record owner of said building,
26 structure or premises shall commence removal of same within ten (10) days

[Bracketed/Underscored Material] - New
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1 after service of a copy of this Resolution or within said ten (10) day period, file
2 written objection to findings herein with the City Clerk/Recorder of the City of
3 Albuquerque, asking for a hearing before the City Council.

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

10 Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
11 clause, word or phrase of this resolution is for any reason held to be invalid or
12 unenforceable by any court of competent jurisdiction, such decision shall not
13 affect the validity of the remaining provisions of this resolution. The Council
14 hereby declares that it would have passed this resolution and each section,
15 paragraph, sentence, clause, word or phrase thereof irrespective of any
16 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: July 17, 2019

TO: Klarissa J. Peña, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: Resolution of Nuisance Abatement of a Substandard Building at: 2405 QUINCY NE, ALBUQUERQUE NM 87110

The attached resolution requests that the building located at 2405 QUINCY NE, ALBUQUERQUE NM 87110, 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 \$25,500.

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

**Resolution of Nuisance Abatement of a Substandard Building at: 2405 QUINCY NE,
ALBUQUERQUE NM 87110**

Approved:

Approved as to Legal Form:



Sarita Nair
Chief Administrative Officer

9/3/19

Date




Esteban A. Aguilar, Jr. ESQ.
City Attorney

8-12-19

Date

Recommended:



Brennon Williams
Interim Planning Director

Date

Cover Analysis

1. What is it?

A substandard, nuisance structure located at 2405 QUINCY NE, ALBUQUERQUE NM 87110 and legally described as, LOT 6-A-2 PLAT OF LOT 6-A-1 AND LOT 6-A-2 BLK 2 ROMAC-JEAN ADDITION BEING A REPLAT OF LT 6A BLK 2 ROMAC-JEAN ADDITION CONT 0.5550 AC M/L OR 24,176 SQ FT M/L

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 \$25,500 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: 2405 QUINCY NE, ALBUQUERQUE NM 87110

R: X O:

LOT 6-A-2 PLAT OF LOT 6-A-1 AND LOT 6-A-2 BLK 2 ROMAC-JEAN ADDITION BEING
A REPLAT OF LT 6A BLK 2 ROMAC-JEAN ADDITION CONT 0.5550 AC M/L OR 24,176
SQ FT M/

FUND: 110

DEPT: Planning- 4919000

☒ 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:

		2020	Fiscal Years 2021	2022	Total
Base Salary/Wages					-
Fringe Benefit:	30.440%		-	-	-
Subtotal Personnel		-	-	-	-
Operating Expenses			-		-
Property			-	-	-
Indirect Costs	%				-
Total Expenses		\$ -	\$ -	\$ -	\$ -
<hr/>					
[] 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 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:


FISCAL ANALYST

APPROVED:

 22-JUL-2019
DIRECTOR (date)

REVIEWED BY:


EXECUTIVE BUDGET ANALYST

 9/4/19
BUDGET OFFICER (date)


CITY ECONOMIST

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2nd Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850 Fax: (505) 924-3847



Richard J. Berry, Mayor

May 26, 2017

NOTICE AND ORDER WITH APPEAL

**SANCHEZ CHARLES A
1316 AVENIDA MANANA NE
ALBUQUERQUE, NM 87110**

Dear Property Owner:

The City of Albuquerque Planning Department, Code Enforcement Division, made an inspection of the building or structure owned, occupied, or controlled by you at: 2401 QUINCY ST NE aka 2405 QUINCY ST NE Albuquerque, NM on May 26, 2017

The Property is more particularly described as:

LOT 6-A-2 PLAT OF LOT 6-A-1 AND LOT 6-A-2 BLK 2 ROMAC-JEAN ADDITION BEING A REPLAT OF LT 6A BLK 2 ROMAC-JEAN ADDITION CO NT 0.5550 AC M/L OR 24,176 SQ FT M/L LOT 6A2, BLOCK 2, SUBDIVISION ROMAC & JEAN ADDN

Parcel Number (UPC): 10-170-5942214740802

Violations of the Uniform Housing Code, hereafter '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 the accepted standards of health and safety provided for in the Code.

FINDINGS

The Code Enforcement Section has found the units to be substandard under the provisions of the Code. The findings of the inspection are as listed on the following page.

Sincerely,

Angelo D. Metzgar

Safe City Strike Force Supervisor

City of Albuquerque

Phone: (505) 924-3455

ametzgar@cabq.gov

File Number: CF-2017-020461

Job Number: 044131623-001

Initial Print Date: May 26, 2017

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2nd Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850 Fax: (505) 924-3847



Richard J. Berry, Mayor

Description of Violation(s) found on the property located at:

Address: **2401 QUINCY ST NE aka 2405 QUINCY ST NE, Albuquerque, NM**

The above-described premises have been inspected and the following violations of City laws and regulations have been found:

Violation Type	Violation Description	Resolve By Date
14-3-5-12 Substandard Buildings	A Resolution of Condemnation of the structure may be presented to City Council if property is still substandard and boarded after 12 months. If passed, the structures will be demolished and a lien will be placed for the cost associated with this action.	Jun 26, 2017
14-3-4-8 Faulty Weather Protection	All broken and or missing windows and doors shall be repaired or replaced to open close and lock as designed.	Jun 26, 2017
14-3-4-2 Inadequate Sanitation	All weeds, trash, and outdoor storage shall be removed from property. If this is not completed by the resolve by date, the City will have the property cleaned and place a lien on the property for the costs.	Jun 26, 2017
14-3-4-6 Hazardous Plumbing	Due to damage and missing plumbing fixtures and components, all plumbing and plumbing components shall be inspected by a licensed contractor and all necessary repairs shall be made. All required permits shall be obtained prior to work commencing. Once determined safe, in compliance and prior to dwelling being occupied, water services shall be reactivated by ABCWUA.	Jun 26, 2017
14-3-4-7 Hazardous Mechanical Equipment	Due to damage and tampering with mechanical equipment, all mechanical and mechanical components shall be tested and inspected by a licensed contractor and all necessary repairs shall be made. All required permits shall be obtained prior to work commencing. Once determined safe, in compliance and prior to dwelling being occupied, gas services shall be restored by NM Gas Company.	Jun 26, 2017
14-3-4-5 Hazardous Wiring	Due to tampering with electrical components, all electrical wiring, wiring components and equipment shall be inspected by a licensed contractor and all necessary repairs shall be made. All required permits shall be obtained prior to work commencing. Once determined safe, in compliance and prior to dwelling being occupied, electrical services shall be reactivated by PNM.	Jun 26, 2017
14-3-4-1	Due to the violations listed in this Notice and Order, it has been	Jun 26, 2017

File Number: CF-2017-020461

Job Number: 044131623-001

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Richard J. Berry, Mayor

Substandard Building Defined	determined that the structure addressed as 2401 Quincy St NE is substandard. At the time of inspection, dwelling was found unsecured without electrical, water and gas services with vandalism and damage throughout the structure. There are numerous hypodermic syringes throughout the interior. Unsecured openings allowing trespassers to occupy the structure. The property must be secured, brought up to code, and restored to a safe habitable condition. This property is to remain secured and clean at all times. A lien will be filed against the property for the securing and or cleaning of your property when necessary.	
14-3-4-4 Nuisance	Due to the violations listed in this Notice and Order, it has been determined that the structure is substandard and is creating a nuisance to the neighborhood and surrounding community. Structure has been in a dilapidated state for an extended period of time without adequate maintenance and is unsecured which is creating a hazard. Squatters are occupying the structures and property with evidence of fires being started. Hypodermic syringes are scattered throughout property.	Jun 26, 2017

Code Sections	Code Description
14-3-5-12	<p>All buildings or portions thereof which are determined to be substandard as defined in this code are hereby declared to be nuisances and shall be abated by repair, rehabilitation, demolition, removal or securing all accessible openings and entrances to building in accordance with the procedure as provided herein.</p> <p>Any building that has been determined to be substandard and which has been abated by securing all accessible openings and entrances shall be repaired, rehabilitated, demolished or removed within 12 months of being secured. The failure to repair, rehabilitate, demolish or remove such building within 12 months shall be prima facie evidence that the building is a menace to the public comfort, health, peace or safety and should be condemned. At the first City Council meeting following the 12 month period the administration shall present the City Council with a Resolution of Condemnation as provided for in Section 3-18-5 NMSA 1978 and proceed with condemnation as provided for under that statute.</p>
14-3-4-8(A)	Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows, doors and basement hatchways
14-3-4-2(L)	General dilapidation or inadequate maintenance.

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Richard J. Berry, Mayor

14-3-4-6	HAZARDOUS PLUMBING shall include all plumbing except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross-connections and siphonage between fixtures.
14-3-4-7	HAZARDOUS MECHANICAL EQUIPMENT shall include all mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in a good and safe condition.
14-3-4-5	HAZARDOUS WIRING shall include 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.
14-3-4-1	Any building or portion thereof, including any dwelling unit, 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 forth 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.
14-3-4-4(E)	Buildings in an unsecured state that are not securely fenced or adequately lighted to prevent access to trespassers, criminals or others unauthorized to enter for the purpose of committing a nuisance or unlawful act or that constitutes an attractive nuisance for children.

File Number: CF-2017-020461

Job Number: 044131623-001

Initial Print Date: May 26, 2017

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, NM 87102
Tel: (505) 924-3850 Fax: (505) 924-3847



Richard J. Berry, Mayor

ORDER

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

Vacate the building or structure on or before May 26, 2017. After vacating the building or structure, you must then secure all accessible openings and entrances to the building(s) within five (5) days of the date of this order. Failure to comply with this order will result in the City securing the building and filing a lien against the property for the cost of securing the building. You must then repair or demolish the building or structure. In repairing or demolishing the building or structure, obtain all required permits and physically commence within 1 DAY of the date of this Order. The repairs must be completed by Jun 26, 2017.

NOTICE ADMINISTRATIVE REMEDIES

IF THE PROPERTY IS NOT SECURED BY May 26, 2017 AT 5:00 PM, AND IF NO APPEAL IS FILED BY THE EFFECTIVE DATE OF THIS NOTICE AND ORDER, THE CITY MAY CAUSE ANY STRUCTURES TO BE SECURED AND ALL TRASH AND DEBRIS REMOVED WITHOUT FURTHER NOTICE TO ANY PARTY, AND A LIEN WILL BE PLACED AGAINST THE PROPERTY FOR THE CITY'S COSTS ASSOCIATED WITH CAUSING THE PROPERTY TO BE SECURED AND/OR CLEANED. THE REMEDIES CONTEMPLATED IN THIS PARAGRAPH ARE IN ADDITION TO ANY OTHER REMEDIES PROVIDED BY LAW.

A CERTIFICATE OF SUBSTANDARD HAS BEEN FILED AT THE COUNTY CLERKS OFFICE. A LIEN WILL BE PLACED AGAINST THE PROPERTY ASSOCIATED WITH THESE ACTIONS.

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 this Notice and Order or any action of the Code Enforcement Section to the Housing Advisory and Appeals Committee. In the case of demolition, the appeal procedure shall be as set forth in Section 3-18-5 NMSA 1978. The appeal must be in writing and filed with the Mayor's office prior to the effective date of this order. The effective date of this order is: May 26, 2017.

A form for filing an appeal is available in the Code Enforcement Section office at 600 2nd St. NW, Suite 500. The form is not necessary as long 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 all appellants participating in the appeal; a brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the appeal; a brief statement of the specific 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 as appellants and their official mailing addresses; and a 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 of the Notice and Order will stay enforcement of that Notice and Order. Failure to file an appeal, however, shall constitute a waiver of the right to an administrative hearing and adjudication of Housing Advisory and Appeals Committee will be scheduled within ten (10) to sixty (60) days after receipt of the appeal. You will receive written notice of the time and place not less than 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, or the cited violations, please call me at: (505) 924-3455. Please reference Notice and Order number CF-2017-020461.

Angelo D. Metzgar
Safe City Strike Force Supervisor
City of Albuquerque
ametzgar@cabq.gov

File Number: CF-2017-020461

Job Number: 044131623-001

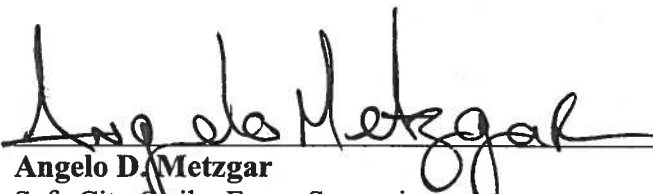
Initial Print Date: May 26, 2017

AFFIDAVIT OF SERVICE
FOR POSTING AND MAILING
OF NOTICE AND ORDER

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

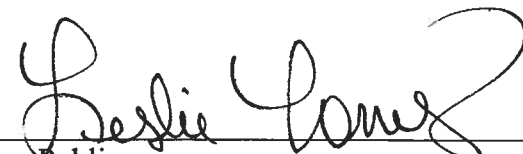
I, Angelo Metzgar, being duly sworn upon Oath, state that on 5/26/2017, posted a copy of the Notice and Order at 2401 QUINCY ST NE aka 2405 QUINCY ST NE, Albuquerque, NM, and mailed a copy of the Notice and Order by certified mail to the owner on 5/26/2017.

Addressed to: **SANCHEZ CHARLES A**
1316 AVENIDA MANANA NE
ALBUQUERQUE, NM 87110



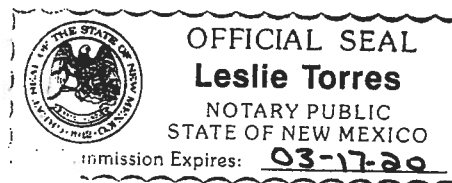
Angelo D. Metzgar
Safe City Strike Force Supervisor
City of Albuquerque
600 2nd St NW Suite 500
Albuquerque NM 87102
Phone: (505) 924-3455
ametzgar@cabq.gov

SUBSCRIBED AND SWORN TO me on this 1st day of June, 20 17,
by Angelo Metzgar.



Notary Public

My commission expires 03-17-20.





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: June 28, 2019

Issued to:

Our Ref. No.: 01147-55311

Your Ref. No.:

Date and time of issuance: June 27, 2019 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 June 10, 1998, up to and including June 27, 2019, at 8:00 A.M., covering the following:

Legal Description:

Lot numbered Six-A-2 (6-A-2) in Block numbered Two (2) of ROMAC-JEAN ADDITION as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on June 15, 1993 in Map Book 93C, Folio 167.

Our search reveals the following placed of record:

1. Warranty Deed recorded June 10, 1998, in Book 9810, Page 9671, as Doc. No. 1998071298, records of Bernalillo County, New Mexico.

Quitclaim Deed, recorded December 7, 2005, in Book A107, Page 9898, as Doc. No. 2005180384, records of Bernalillo County, New Mexico.
2. Mortgage Deed, recorded December 1, 2010, as Doc. No. 2010121394, records of Bernalillo County, New Mexico.

File No.: 01147-55311
Search Report ALB

3. Transfer on Death Deed, recorded December 1, 2010, as Doc. No. 2010121395, records of Bernalillo County, New Mexico.
4. Claim of Lien for Boarding, Cleanup or Repair, recorded June 12, 2017, as Doc. No. 2017056223, records of Bernalillo County, New Mexico.
5. Certification of Substandard Building, recorded August 12, 2017, as Doc. No. 2017056309, records of Bernalillo County, New Mexico.
6. Claim of Lien for Boarding, Cleanup or Repair, recorded August 22, 2017, as Doc. No. 2017081465, records of Bernalillo County, New Mexico.
7. Claim of Lien for Boarding, Cleanup or Repair, recorded November 26, 2017, as Doc. No. 2017102811, records of Bernalillo County, New Mexico.
8. Claim of Lien for Boarding, Cleanup or Repair, recorded December 8, 2017, as Doc. No. 2017116915, records of Bernalillo County, New Mexico.
9. Claim of Lien for Boarding, Cleanup or Repair, recorded December 8, 2017, as Doc. No. 2017116922, records of Bernalillo County, New Mexico.
10. Claim of Lien for Boarding, Cleanup or Repair, recorded December 8, 2017, as Doc. No. 2017116923, records of Bernalillo County, New Mexico.
11. Claim of Lien for Boarding, Cleanup or Repair, recorded January 26, 2018, as Doc. No. 2018055927, records of Bernalillo County, New Mexico.
12. Claim of Lien for Boarding, Cleanup or Repair, recorded July 31, 2018, as Doc. No. 2018066648, records of Bernalillo County, New Mexico.
13. Claim of Lien for Boarding, Cleanup or Repair, recorded September 13, 2018, as Doc. No. 2018080263, records of Bernalillo County, New Mexico.
14. Claim of Lien for Boarding, Cleanup or Repair, recorded September 13, 2018, as Doc. No. 2018080264, records of Bernalillo County, New Mexico.
15. Claim of Lien for Boarding, Cleanup or Repair, recorded September 13, 2018, as Doc. No. 2018080265, records of Bernalillo County, New Mexico.
16. Claim of Lien for Boarding, Cleanup or Repair, recorded February 28, 2019, as Doc. No. 2019015297, records of Bernalillo County, New Mexico.
17. Claim of Lien for Boarding, Cleanup or Repair, recorded February 28, 2019, as Doc. No. 2019015298, records of Bernalillo County, New Mexico.
18. Claim of Lien for Boarding, Cleanup or Repair, recorded April 1, 2019, as Doc. No. 2019025356, records of Bernalillo County, New Mexico.
19. Claim of Lien for Boarding, Cleanup or Repair, recorded June 19, 2019, as Doc. No. 2019050961, records of Bernalillo County, New Mexico.
20. Claim of Lien for Boarding, Cleanup or Repair, recorded June 19, 2019, as Doc. No. 2019050962, records of Bernalillo County, New Mexico.

NAME SEARCH

21. Warrant of Lien recorded September 19, 2014, as Doc. No. 2014074135, records of Bernalillo County, New Mexico.
22. Warrant of Lien recorded October 13, 2014, as Doc. No. 2014082057, records of Bernalillo County, New Mexico.
23. Transcript of Judgment, recorded February 24, 2015, as Doc. No. 2015015723, records of Bernalillo County, New Mexico.
24. Warrant of Lien, recorded March 16, 2015, as Doc. No. 2015021026, records of Bernalillo County, New Mexico.
25. Warrant of Lien, recorded October 15, 2015, as Doc. No. 2015090285, records of Bernalillo County, New Mexico.
26. Notice of Claim of Tax Lien, recorded March 6, 2018, as Doc. No. 2018019905, records of Bernalillo County, New Mexico.

Taxes are owed for 2016, 2017 and 2018.

Sincerely,
Sean Gentry
Title Examiner
Stewart Title of Albuquerque, LLC

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:

Property Address: 2401 QUINCY ST NE aka 2405 QUINCY ST NE, Albuquerque, NM

Legal Description: LOT 6-A-2 PLAT OF LOT 6-A-1 AND LOT 6-A-2 BLK 2 ROMAC-JEAN ADDITION BEING A REPLAT OF LT 6A BLK 2 ROMAC-JEAN ADDITION CO NT 0.5550 AC M/L OR 24,176 SQ FT M/L LOT 6A2, BLOCK 2, SUBDIVISION ROMAC & JEAN ADDN

Parcel Number (UPC): 10-170-5942214740802

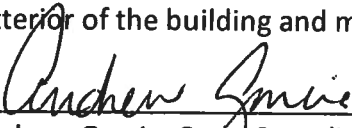
Owner & Owner's Address: **SANCHEZ CHARLES A**
1316 AVENIDA MANANA NE
ALBUQUERQUE, NM 87110

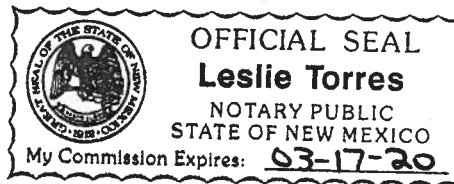
Processing Fee: \$50.00
Filing Fee: \$25.00

The property described above is in violation of the City Housing Code: **Notice and Order** dated **May 26, 2017**

Attached Are Copies of Findings

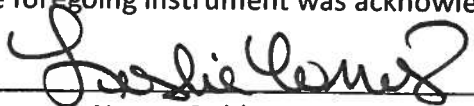
Notice of the condition of the property was given to the owner in the following manner: Posted onto the front exterior of the building and mailed certified mail.


Andrew Garcia, Code Compliance Manager
Planning, Code Enforcement Division
City of Albuquerque



STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me by Andrew Garcia this 1ST day of June 2017.


Notary Public

My Commission Expires 03-17-20

Doc# 2017056309

06/12/2017 10:37 AM Page: 1 of 7
NOT R: \$25.00 Linda Stover, Bernalillo County



PARID: 101705942214740802
SANCHEZ CHARLES A,

2405 QUINCY

Class

Class	Non Residential
Tax District	A1A

Current Owner

Tax Year	2019
Owner	SANCHEZ CHARLES A
Owner Mailing Address	1316 AVENIDA MANANA NE
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87110 5710
Foreign Mailing Address	

Ownership for Tax Year Selected

Tax Year	2019
Owner Name	SANCHEZ CHARLES A
Owner Mailing Address	1316 AVENIDA MANANA NE
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87110 5710
Foreign Mailing Address	

Description

Location Address	2405 QUINCY NE
City	ALBUQUERQUE
State	NM
Zip Code	87110
Property Description	LOT 6-A-2 PLAT OF LOT 6-A-1 AND LOT 6-A-2 BLK 2 ROMAC-JEAN A DDITION BEING A REPLAT OF LT 6A BLK 2 ROMAC- JEAN ADDITION CO

Public Improvement District
Tax Increment Development Districts

Document #

Document #:	2005180384 120705 QC-ENTRY BY DE 011706 CODED BY WA 121905
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Real Property Attributes

Primary Building SQ FT	1884
Year Built	1965
Lot Size (Acres)	.555
Land Use Code	OFFICES LOW RISE (1-4 STY)
Style	

Manufactured Home Attributes

Make :

License :

VIN :

Year :

Size :

Identify Results (5)

Zone Grid: H17

[Zone Atlas Page PDF Map](#)

Building Footprint

Estimated Height: 10.26 feet

Estimated Area: 2398.5056 sq. feet

Bernalillo County Parcels

UPC: 101705942214740802

Owner: SANCHEZ CHARLES A

Owner Address: 1316 AVENIDA MANANA NE,
ALBUQUERQUE NM 87110-5710

Situs Address: 2405 QUINCY NE, ALBUQUERQUE N
87110

Legal Description: LOT 6-A-2 PLAT OF LOT 6-A-1 AN
LOT 6-A-2 BLK 2 ROMAC-JEAN ADDITION BEING A
REPLAT OF LT 6A BLK 2 ROMAC-JEAN ADDITION CO
0.5550 AC M/L OR 24,176 SQ FT M/L

Acres: 0.555

Tax Year: 2019

Code Enforcement Areas

Inspector Name: Dennis Romero

Code Enforcement Area: 8

Area Supervisor: Vince Montano

Last Update: 04/02/2019

Municipal Limits

Jurisdiction: ALBUQUERQUE

Click or tap a location on the map to learn w





CODE ENFORCEMENT Lien Payoff Notice

Sent:

OWNER:	SANCHEZ CHARLES A
ADDRESS:	2405 QUINCY NE 87110
	•DDITION BEING A REPLAT OF LT 6A BLK 2 ROMAC-JEAN ADDITION CO
	•NT 0.5550 AC M/L OR 24,176 SQ FT M/L
LEGAL:	

****Please print this payoff and remit with payment****

Overpayments will be returned, please ensure the correct amount is being remitted by the "If paid by date"

Mail Payments to: City of Albuquerque Code Enforcement Housing Pay Off 600 2nd Street NW, Suite 500 Albuquerque, NM 87102	MAKE CHECKS (MONEY ORDER) PAYABLE TO: City of Albuquerque
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<u>LIEN 1</u>		<u>LIEN 2</u>		<u>LIEN 3</u>	
Doc Number	2017116923	Doc Number	2018066648	Doc Number	2018080265
Orginal Lien amount	\$715.00	Orginal Lien amount	\$275.00	Orginal Lien amount	\$275.00
Interest Rate	12%	Interest Rate	12%	Interest Rate	12%
Filing Fees	\$25.00	Filing Fees	\$25.00	Filing Fees	\$25.00
Filing Date	12/8/2017	Filing Date	7/31/2018	Filing Date	9/13/2018
If paid by date	6/30/2019	If paid by date	6/30/2019	If paid by date	6/30/2019
Total Months	18	Total Months	10	Total Months	9
TOTAL DUE	\$868.70	TOTAL DUE	\$327.50	TOTAL DUE	\$324.75
If paid by date	7/30/2019	If paid by date	7/30/2019	If paid by date	7/30/2019
Total Months	19	Total Months	11	Total Months	10
TOTAL DUE	\$875.85	TOTAL DUE	\$330.25	TOTAL DUE	\$327.50
If paid by date	8/29/2019	If paid by date	8/29/2019	If paid by date	8/29/2019
Total Months	20	Total Months	12	Total Months	11
TOTAL DUE	\$883.00	TOTAL DUE	\$333.00	TOTAL DUE	\$330.25

LIEN 4

Doc Number 2017081465
Original Lien amount \$235.00
Interest Rate 12%
Filing Fees \$25.00
Filing Date 8/22/2017
If paid by date 6/30/2019
Total Months 22
TOTAL DUE \$311.70

If paid by date 7/30/2019
Total Months 23
TOTAL DUE \$314.05

If paid by date 8/29/2019
Total Months 24
TOTAL DUE \$316.40

LIEN 5

Doc Number 2017116922
Original Lien amount \$225.00
Interest Rate 12%
Filing Fees \$25.00
Filing Date 12/8/2017
If paid by date 6/30/2019
Total Months 18
TOTAL DUE \$290.50

If paid by date 7/30/2019
Total Months 19
TOTAL DUE \$292.75

If paid by date 8/29/2019
Total Months 20
TOTAL DUE \$295.00

LIEN 6

Doc Number 2017116915
Original Lien amount \$385.00
Interest Rate 12%
Filing Fees \$25.00
Filing Date 12/8/2017
If paid by date 6/30/2019
Total Months 18
TOTAL DUE \$479.30

If paid by date 7/30/2019
Total Months 19
TOTAL DUE \$483.15

If paid by date 8/29/2019
Total Months 20
TOTAL DUE \$487.00

LIEN 7

Doc Number 2018080264
Original Lien amount \$315.00
Interest Rate 12%
Filing Fees \$25.00
Filing Date 9/13/2018
If paid by date 6/30/2019
Total Months 9
TOTAL DUE \$368.35

If paid by date 7/30/2019
Total Months 10
TOTAL DUE \$371.50

If paid by date 8/29/2019

LIEN 8

Doc Number 2018080263
Original Lien amount \$1,352.50
Interest Rate 12%
Filing Fees \$25.00
Filing Date 9/13/2018
If paid by date 6/30/2019
Total Months 9
TOTAL DUE \$1,499.23

If paid by date 7/30/2019
Total Months 10
TOTAL DUE \$1,512.75

If paid by date 8/29/2019

LIEN 9

Doc Number 2018055927
Original Lien amount \$395.00
Interest Rate 12%
Filing Fees \$25.00
Filing Date 6/26/2018
If paid by date 6/30/2019
Total Months 12
TOTAL DUE \$467.40

If paid by date 7/30/2019
Total Months 13
TOTAL DUE \$471.35

If paid by date 8/29/2019

Total Months	11
TOTAL DUE	\$374.65

Total Months	11
TOTAL DUE	\$1,526.28

Total Months	14
TOTAL DUE	\$475.30

LIEN 10

Doc Number	2017102811
Original Lien amount	\$375.00
Interest Rate	12%
Filing Fees	\$25.00
Filing Date	10/26/2017
If paid by date	6/30/2019
Total Months	20
TOTAL DUE	\$475.00

If paid by date	7/30/2019
Total Months	21
TOTAL DUE	\$478.75

If paid by date	8/29/2019
Total Months	22
TOTAL DUE	\$482.50

LIEN 13

Doc Number	2019015297
Original Lien amount	\$1,315.00
Interest Rate	12%
Filing Fees	\$25.00
Filing Date	2/28/2019
If paid by date	6/30/2019
Total Months	4
TOTAL DUE	\$1,392.60

If paid by date	7/30/2019
Total Months	5
TOTAL DUE	\$1,405.75

LIEN 11

Doc Number	2019015298
Original Lien amount	\$275.00
Interest Rate	12%
Filing Fees	\$25.00
Filing Date	2/28/2019
If paid by date	6/30/2019
Total Months	4
TOTAL DUE	\$311.00

If paid by date	7/30/2019
Total Months	5
TOTAL DUE	\$313.75

If paid by date	8/29/2019
Total Months	6
TOTAL DUE	\$316.50

LIEN 14

Doc Number	2017056223
Original Lien amount	\$325.00
Interest Rate	12%
Filing Fees	\$25.00
Filing Date	6/12/2017
If paid by date	6/30/2019
Total Months	24
TOTAL DUE	\$428.00

If paid by date	7/30/2019
Total Months	25

LIEN 12

Doc Number	2019025356
Original Lien amount	\$275.00
Interest Rate	12%
Filing Fees	\$25.00
Filing Date	4/1/2019
If paid by date	6/30/2019
Total Months	2
TOTAL DUE	\$305.50

If paid by date	7/30/2019
Total Months	3
TOTAL DUE	\$308.25

If paid by date	8/29/2019
Total Months	4
TOTAL DUE	\$311.00

If paid by date	8/29/2019
Total Months	6
TOTAL DUE	\$1,418.90

TOTAL DUE	\$431.25
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If paid by date	8/29/2019
Total Months	26
TOTAL DUE	\$434.50



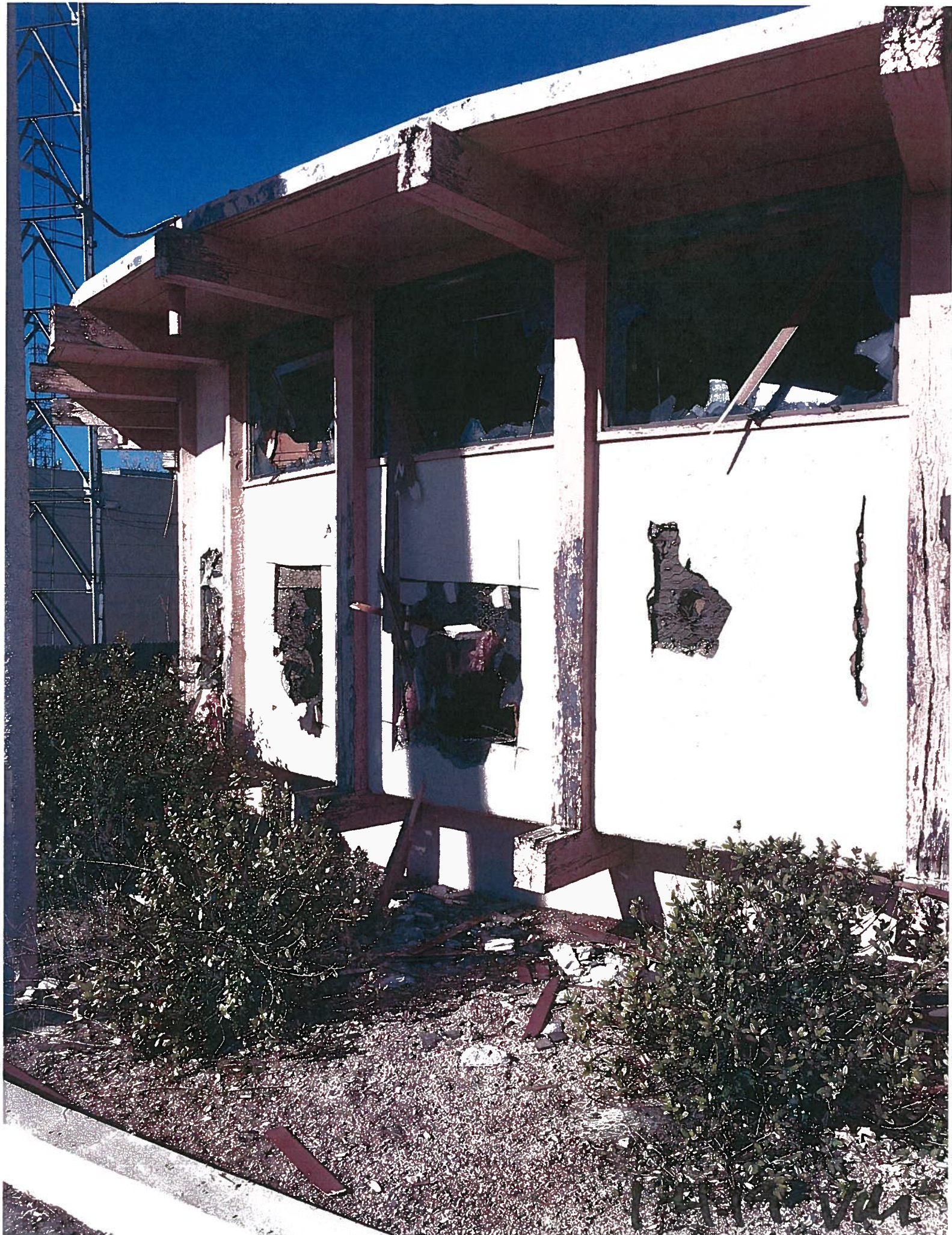




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SEATERY

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