

**TRANSCRIPT OF THE
SANTA FE COUNTY PUBLIC NUISANCE
HEARING OFFICER MEETING**

Santa Fe, New Mexico

June 25, 2026

1. Opening Business

A. Call to Order: This meeting of the Santa Fe County Public Nuisance Hearing Officer meeting was convened by Hearing Officer John Ziegler on the above-cited date at approximately 3:10 p.m. in the Santa Fe County Administrative Complex, 240 Grant Avenue, Santa Fe, New Mexico 87501.

Hearing Officer Ziegler introduced himself offering that he is the County's Nuisance Hearing Officer, that this matter is being recorded and the hearing is being held pursuant to Ordinance #2023-04 and Resolutions 2024-118 and 156. The issue is whether there is a violation of the nuisance ordinance.

Staff Present:

Joseph Martinez, Code Enforcement Supervisor
Robert Hollingsworth, Code Enforcement Investigator
Joseph Martinez, Code Enforcement Supervisor
Peter Valencia, Assistant County Attorney

2. New Business

A. Case No 26-8016 - 81 County Rd 102 - Carol K. Ortiz/ Presentation - Code Enforcement Officer Robert Hollingsworth: This case involves a property located at 81 County Road 102 in Santa Fe County that is alleged to contain nuisance conditions, including accumulated debris, abandoned vehicles, and deteriorated structures. Following a complaint and subsequent investigation, Santa Fe County Code Enforcement documented conditions that may constitute violations of the Property Nuisance Abatement Ordinance. The matter is being presented to the Hearing Officer for consideration and determination of appropriate enforcement action.

[Francina Ortiz-Halbert and Elizabeth Ortiz, attending virtually, were placed under oath, Curtis Abeyta, Adrianna Abeyta and County Code Enforcement Investigator Robert Hollingsworth were also placed under oath.]

SFC CLERK RECORDED 07/16/2026

HEARING OFFICER ZIEGLER: Okay. And the two folks online and two individuals here in the room as, as well as the County that have been put under oath. And with that I will kick it over to the County to make an opening statement if they desire.

ROBERT HOLLINGSWORTH: Yes. Good afternoon, Hearing Officer Ziegler. I'm Roger Hollingsworth, Santa Fe County Code Enforcement. I will be presenting the case, 26-26-8016, concerning the property located at 81 County Road number 102. Today, I will provide all evidence demonstrating that the property remains in violation under the Santa Fe Ordinance 2023-04. Santa Fe County Abatement Ordinance. Despite multiple enforcement efforts and opportunities to achieve voluntary compliance thus far.

HEARING OFFICER ZIEGLER: Okay. Thank you. And now Ms. Ortiz, if you want to make an opening, that's fine. You can also wait until they've presented their case and turned it over to you. That's fine. It's up to you.

ELIZABETH ORTIZ: So I do. I did write a couple notes. I can say it now or I have a tendency to jump in anyhow at certain points. But at any event, good afternoon, Hearing Officer and everyone else in the room. I am Barbara Elizabeth Ortiz. And thank you for allowing us to participate remotely today. Given the address changes that need to take place and various name change document changes that we need to address there is a delay in information that we receive. So we do appreciate the part the remote participation.

So in any event, my sister and I are the daughters and heirs of Carol K. Ortiz, who passed away. The property remains in our mother's name, and we do have plans to get that adjusted. It's just, it's been a delay that we haven't taken care of as of yet. We both live outside of New Mexico. However, we do have family members that currently reside on the property, and I think Adriana is in the room. She lives on the property, and that's her father, our cousin, Curtis. After receiving the notice of this hearing, we did review the County's materials, and we do have now a better understanding as to the concerns that have been raised.

This is the first time that we've been made aware of those concerns. We do have an understanding, and we take those concerns very seriously. And we do want to work cooperatively with the County in order to resolve them.

Our goal, what I need to do is better understand the County's expectations. And I would like to request a reasonable amount of time to work together with our family to bring the property into compliance and correct any code violations if there are any. And with that said, I appreciate the opportunity to participate, and we are committed to finding a resolution.

HEARING OFFICER ZIEGLER: Okay. Thank you. Mr. Hollingsworth, do you want to go ahead and start?

MR. HOLLINGSWORTH: Okay. So basically, Santa Fe County we conducted multiple site inspections and documented the conditions through photographs, verified the ownership and issuance of the requires notice of violations and the written orders. The evidence will show the continuing presence of abandoned vehicles, accumulated debris, and deteriorated structures constituting a public nuisance under 2304. Despite proper notice and sufficient time to correct the violations, the conditions remain substantially unchanged. The exhibits submitted into the record and the evidence that I am providing with the photographs submitted into the record support Santa Fe County's findings and enforcement actions.

So the first thing I'm going to present is Exhibit A, which is actually a formal complaint that we use into the geocivics. The actual complainant was my code enforcement supervisor, Joseph Martinez, as we were conducting other inspections of other properties in the area where

we had two previous public nuisance hearings on. The supervisor explained the violations under the public nuisance abatement. And so that's when I initiated the investigation.

Under the Exhibit B, I took a total of 20 pages or 20 photos, I'm sorry, under Exhibit B. The first one shows a building that looks like it's either burnt or dilapidated. It's in the front under the public nuisance abatement. As we continue on, I took the picture on the outside. I didn't go in – I didn't go onto the property, so the photos I took had to be zoomed and stuff. So this is again, another picture of the building or the mobile home that looks like it's either burnt or dilapidated. As we continue on the pictures, I got another front view. And then over here I see a trailer with local trash and/or wood or other items inside/ in front of the burnt building.

CURTIS ABEYTA: What page of Exhibit B are you on?

MR. HOLLINGSWORTH: I'm still on Exhibit B. That was page 5. Page five. Yeah. Yes. I'm sorry. If I go a little bit too fast, please advise.

And then I continue to do a scan on this particular one, the mobile home that's next to the curb. You could see that the roof on top of it is starting to fall apart, dilapidating. There is trash and other debris around it which is also a violation. Page 7 is showing a little portion of it where you can see multiple trash then vehicles or inoperable vehicles on the property. As we continue, I took the side view where it was fenced off. I couldn't get any further at that time. But it does show in the background another mobile home to be dilapidated under the public nuisance abatement. And another photo again of the mobile home from the front that I took over on the right side of the property.

Number 10, there was a mobile home that you see on the left that nobody is living in. I don't know if it was a mobile home or an RV, but it's broken down deteriorated and not operable. Here I took a picture of a semi-trailer. It happens to be on the property and this property wasn't identified as a commercial use, so that's a violation under the SLDC. I zoomed in, you can see trash and other debris around the property and also where the semi-trailer was. And then I was able to get a little bit closer to the mobile home or RV. On that one, as you can see, it's deteriorated not being lived in and up against the property. This is a continuation of mobile homes that's on the property that I'm taking pictures of. And this is the same one in the middle. I was able to zoom in to get a better photo of the public nuisance. And then I moved over a little bit to try to get past to get more deep into the property. You can see various trash cans and trash cluttered up in front, in the front area of the property. And then I was able to move over towards the left side of the property. As you can see, there's more trash where the semi is, and there's more inoperable vehicles.

And I just continued from there to take as many photos as I can up to the front, tried to zoom in to fill the general nuisances and the trash and other violations. Here I moved behind the sun line. As you can see, there's appliances, metals, and other trash and debris that's on the property. And then I moved over to see if I could see other violations. I noticed on this particular mobile home looks like most of it's boarded up in some aspects. I couldn't get any closer to that as possible to make a full determination, but that was the same mobile home that had the roof starting to dilapidate.

So once I did my first initial site inspections and stuff, I wanted to conduct – find out who the property owner was. Exhibit C is the warranty deed that, that clearly states that Carol A. Ortiz is the property owner. Upon verifying who the property owner was, I went ahead and I got taxes on the property to see if there was any delinquency on it. And from 2023, I believe up until '26, the taxes had not been paid. Then I went and I managed to get a copy of the *Rio Grande Sun* that indicates the obituary from for Carol Kessler Ortiz, in which I was able to conduct an

investigation based on that, trying to find two other relatives. On page – well, page 1 at the bottom, there was a Donald Ortiz and a Bruce Ortiz that happened to have the same address that Carol had according to the assessor's office. So that's who I thought I would also – I could contact about the property.

So Exhibit F is when I first sent a notice of violation. I sent it by certified mail, dated February 6, 2026. I originally identified the property owner, Carol K. Ortiz, but I also included Donald M. Ortiz and Bruce A. Ortiz. So the assessor's office had and the treasurer's office had the address identified as 2706 Avenida del Sol in Santa Fe, New Mexico, 87505. So that was the first one that I sent it. And of course, I attached pictures and explained each of the violations in their respective. And the notice of violation had 12 pages. So the letter did come back and it was unclaimed. That would be Exhibit G. And then I went to the United States Postal Service tracking number to verify that what I had received was exactly what was returned.

And then so since I was unsuccessful with certified mail, I decided to go and post the notice of violation on the property, and I did that March 5, 2026. As you can see based on the four pages that the notice of violation was posted identifying the same that was sent by certified mail. And it goes all the way to page –

On not receiving any further communications other than one person claiming that they own the property I went ahead later on May 1st I did a notice of written order. Dated May 1, 2026, I sent by certified mail. Again identifying the same as the notice of violation I sent all the way to page 7, with the notice of written order. On Exhibit J, I got a return to sender, and unfortunately, at the time, the United States Postal Service did not send the letter back. I didn't receive it until a couple days ago, so I actually have the letter here that I have, which matches the tracking number. On the return envelope, it does say return to sender deceased, unable to forward, and return to sender. So that's why I put the United States Postal tracking for the notice of written order.

So I then went ahead on the same day, I went to do a final inspection, but I also posted a notice of written order on the property. I was able to get better access through an easement which you can clearly see on Exhibit K, starting with page number 1. You can see the mobile homes on the roof, how they're damaged. I started to go down one side next door. The property owner allowed me to go ahead and take photos. And then I was able to take better photographs especially with the first site visit.

That's the mobile home that's close to the property line that's incapacitated or dilapidated. I continued down on this side of the property, staying outside of their property to take the photos. And then I was able to take the front view of the semi-trailer, as you can see on page 5 and page 6 of the exhibit clearly showing that it's inoperable, hasn't been moved in a very long time. You can even see the tree leaning on one side or getting ready to fall because it's been there for so long and pushed over.

Then I continued to move down onto the property to take more of progress of the other mobile homes that was on the property. Some of them are dilapidated and under public nuisance, that there was a violation. And on this particular one, I noticed there were like two pushed together. I don't know if it was being used as an accessory dwelling or if they used it as a main residence, but that's a clear violation. And then I continued on towards the back where I found more abandoned vehicles or inoperable vehicles that didn't have current valid license plates displayed, and don't looked like they'd been moved in a very long time. This is another closer photo of the two.

As I continue to go back, you can still see more trash, and then there seem to be barrels of – I don't know if they're filled with any substances or if it's just empty. I don't know. And then I went back to the front where I posted the notice of written order. There again, you can see the notice of written order was clearly posted on the property. Exhibit K, 13 or 14. And then on page 14 of page 34 there's a front view with the notice of written order clearly posted on.

And I continued to take the photos on all sides showing that it was posted. There I saw another inoperable vehicle sitting up in the front. Looked like it was moved And I don't know if it was moved from the back, but it wasn't there when I did the first site visit. So here again I had an inoperable vehicle.

And I was able to go through the easement in between the other properties, and then I started to take photos on the other side. And then off over here, I was able to take better photos showing trash, debris and other items around the property. On the right, you can clearly see that the windows are broken out on that little home. So I don't know if anybody's actually living there or the status of it. There you can see other inoperable vehicles. And then towards the back, there's more trash, tires, metals, and barrels. And then I went on the site taking more photos about the vehicles and then the trash, still showing general nuisance and public nuisance.

Here I was able to get closer to the one mobile home that was up in front. As you can clearly see, it's fully dilapidated and in clear violation of that. And then as I moved more going down the property on the other side on the right you can see I was able to take better photos. Here is the other mobile home that's next to the one that was practically blown out. This is the other one where the roof was starting to fall apart, it looks like. But I was able to get closer seeing the conditions of that. And then as you can clearly see, there's more trash. I can't tell if that mobile home is being lived in. And that vehicle that's on the left did have expired tags, and to me didn't look like it was running or operating

And here is an example on the date looks like it was back in the '80s or '90s on the license plate. Here I went in between another two mobile homes on Exhibit K, page 30 to 34. You can see right down the middle, trash, debris, and more inoperable vehicles. There's tires and there's more trash, I think on the right that's piled up. And then I took a photo turning to that direction as I'm moving down through the easement. And here I take a more clear photo. And then I tried to take more photos of the remaining two that was on the right side of the property, Exhibit K, page 33, 34, showing more appliances on the ground, trash debris, just junk And then here I was able to take more photos showing more inoperable vehicles, trash, debris, metals, showing a nuisance.

And Exhibit L is when you received my request for a public hearing. This is what you guys sent certified indicating that I had requested you for a public nuisance hearing. That's page 5 and 6. I then requested *The Santa Fe New Mexican* to post both nuisance hearing, which is certified by *The Santa Fe New Mexican* and was clearly post Exhibit M on page 2 shows that it was posted in the newspapers respectively.

Then on Exhibit N, 1 through 5, I actually went out and I physically posted the public notice indicating that there will be a public usage hearing on today's date at 3:00 PM starting. So the property was clearly identified, the NoV, and then I have a copy of the public nuisance abatement ordinance, Exhibit O.

HEARING OFFICER ZIEGLER: is that all?

MR. HOLLINGSWORTH: No, I'm sorry. I forgot. Do I do a conclusion now or I wait for that?

HEARING OFFICER ZIEGLER: No closing yet.

MR. HOLLINGSWORTH: Okay. So no, based on everything that I had I did try to physically find the owner, and I did try to find other relatives, and it wasn't until actually today that I found out there was other family members out of state that are claiming some sort of rights to the property.

I did speak to Mr. Abeyta a couple times, but I indicated to him that he's not the property owner and that these were the issues that needed to be addressed under the public nuisance, trash, and abandoned vehicles, and so on and so forth.

HEARING OFFICER ZIEGLER: Okay. Ms. Ortiz, if you want, you can ask Mr. Hollingsworth questions. You don't have to, but now is your opportunity.

MS. E. ORTIZ: Yeah. Thank you. Can you hear me okay?

HEARING OFFICER ZIEGLER: Yes.

MS. E. ORTIZ: Yes. Okay. Yes, thank you so much. We really appreciate that, and it's absolutely a thorough packet of exhibits. Appreciate that as well. I also recognize that there obviously are numerous notices that were sent, numerous notices that were posted. From what we – the hearing notice was, since my sister and I both live out of state, the hearing notice is the first one that we received. My brothers, both my younger brothers have also passed away, so as the only remaining heirs are myself and my sister.

And I'm sorry that my sister and I didn't, receive those notices directly or have any information regarding the postings that were on the property. Certainly had we known that we would have addressed this much sooner. But at this juncture, as we became aware of the matter, we contacted the County immediately. We did review the evidence packet, and we made every effort to appear today. And I do appreciate the amount of time and energy that it went in, that went into your compiling information.

We have looked at the photographs. We do understand the concerns. And I'm certainly not going to dispute any of the items shown. I do want to work cooperatively. Like we said, we do want to work cooperatively with the County, and we do want to bring the property into compliance.

I would, if I may provide just a little context. The property is our childhood home, and many of the items shown in the –

HEARING OFFICER ZIEGLER: Ms. Ortiz.

MS. E. ORTIZ: I'm sorry.

HEARING OFFICER ZIEGLER: Can you hear me?

MS. E. ORTIZ: Yes.

HEARING OFFICER ZIEGLER: Why don't you pause your thoughts. I'm okay with you saying that, but right now is your opportunity to ask Mr. Hollingsworth questions. It doesn't seem like you have any questions for him; is that right?

MS. E. ORTIZ: I do not. There's no dispute, no. I just did want to provide a little context.

HEARING OFFICER ZIEGLER: And I'll give you that opportunity in just a minute.

MS. E. ORTIZ: Okay, understood. Thank you.

HEARING OFFICER ZIEGLER: Mr. Hollingsworth, do you have any other witnesses to call?

MR. HOLLINGSWORTH: No, I do not.

HEARING OFFICER ZIEGLER: Okay. So now, Ms. Ortiz, I'm going to turn over to you. You already made a little bit of a statement just a minute ago. I'll let you finish, and

then if you want to call anybody as a witness, that's fine. But I'll go ahead and let you finish what you were saying the context part.

MS. E. ORTIZ: Yeah. No, that's okay. I'm sorry I jumped ahead.

But just as context on the property, many of the items shown in the photographs belong to our parents and my brothers, including that was my father's truck. He was a mobile home transport for many years. He did commercial transporting of mobile homes. All the equipment is also belongs to him or was his and those cars are my brothers'. Yeah.

And while we recognize that the property requires attention and this is not a justification or an excuse, it's not simply a cleanup project for our family. It's sorting through decades of personal belongings and family history while just dealing with the loss of both our parents and both our brothers. Again, not offering an excuse, it's just context as to why we respectfully request a reasonable amount of time to work with our family who lives on property and address the conditions identified by the County.

HEARING OFFICER ZIEGLER: Okay. Do you have any witnesses to call or do you have anything else to add?

MS. E. ORTIZ: I don't. I just appreciate the opportunity to be heard today and we're committed to working with the County towards a resolution.

CURTIS ABEYTA: Can I speak?

HEARING OFFICER ZIEGLER: Remind me your name.

MR. ABEYTA: Curtis Abeyta.

HEARING OFFICER ZIEGLER: Mr. Abeyta wants to speak. I'm going to go ahead and allow him to speak. Do you need his address? Go ahead with your address.

MR. ABEYTA: County Road 102, Drive 81.

HEARING OFFICER ZIEGLER: Okay, and just speak up.

MR. ABEYTA: I just wanted to address that we have taken care of some of the things that he had pointed out since I talked to Mr. Hollingsworth. We've gotten rid of seven cars off of the property. We took 176 tires to the landfill. We've taken two loads of tons of trash that we've taken to the landfill in Caja del Rio. We paid the back property taxes are paid. We've taken a couple other loads of metal and stuff that got off the property, and we have done a lot of cleanup since I talked to Mr. Hollingsworth.

We've made arrangements to talk to some people about some transporters to try and maybe move the mobile home, but I haven't had a chance to talk to Beth or Francine, so it'd be really great now that I have been able to get a hold of them either. So now I can let them know what's going on, and we are communicated between us to know what I thought I was trying to do or what I was allowed to do by them.

So we can still -- We still have other plans to cleaning up right now. We've got a load of trash that we're going to take again as soon as we can. We've got a 14-foot by 4-foot high dump trailer that we're using, that we've got on our own, and we've taken a couple loads of that. One load of that, and we have one that's ready to go.

But the property taxes are taken care of, and then the vehicles, we've taken seven vehicles out of there already. And just loads of trash that we took to recycling also. We took metal and aluminum. The metal and aluminum. But trying to let you know we have been doing stuff on it.

HEARING OFFICER ZIEGLER: Okay. Mr. Hollingsworth, I am giving you the opportunity to ask any questions of Mr. Ortiz or Mr. Abeyta. So let me give you that opportunity to ask some questions of either of them.

MR. HOLLINGSWORTH: Elizabeth, for the record, could you give me your home address and your mailing address and contact information?

MS. E. ORTIZ: Sure. So it is 395 South End, two words, the direction south and end, South End Avenue . And that's Apartment 23H, like happy, 23H And it's New York City, New York 10280. And my phone number is 917-748-9439.

MR. HOLLINGSWORTH: And can I get your email?

MS. E. ORTIZ: Sure. It is, What is my email? Oh, oelizabeth41@gmail.com. And I believe in all the communications that we had the last couple days on those emails, it's also on there. So it's oelizabeth41@gmail.com.

MR. HOLLINGSWORTH: And Francina?

MS. F. ORTIZ: Yes.

MR. HOLLINGSWORTH: Can I get your mailing address and email.

MS. F. ORTIZ-HALBERT: Certainly. My full name is Francina Ortiz-Halbert. It's hyphenated. O-R-T-I-Z hyphen H-A-L-B-E-R-T. My address is 4761 Highway DD in Cuba, Missouri 65453 and the phone number is 573-205-2365. And my email address is F.ortizhalbert, one word, @gmail.com.

MR. HOLLINGSWORTH: And sir, if you can give me your physical mailing address and phone number and email .

MR. ABEYTA: Physical address is County Road 102, Drive 81, Chimayo. Mailing address is PO Box 1034, Chimayo, 87522. It's 505-557-8232.

MR. HOLLINGSWORTH: And do you have an email, sir?

MR. ABEYTA: Email is curtis.a7x.2026@gmail.com.

MR. HOLLINGSWORTH: Okay. Those are the only questions.

HEARING OFFICER ZIEGLER: Okay. Ms. Ortiz, did you have any other witnesses or anything else you want to say? I'd say witnesses, and then we can see if we want to do closings. But do you have any other witness you want to call?

MS. E. ORTIZ: I don't, no.

HEARING OFFICER ZIEGLER: Okay. Does either party wish to make a closing? Mr. Hollingsworth, do you wish to make a closing?

MR. HOLLINGSWORTH: Yes. In conclusion, Santa Fe County understands that some efforts were made respectfully based upon all the evidence present, we request that the Hearing Officer finds the property to be a public nuisance and recommend under the enforcement section of 10C5 of Ordinance 2023-04, specifically the County requests authorization to proceed with nuisance abatement, including removal of the nuisance conditions and recovery of all associated costs through the clean and lean provisions authorized by the ordinance, and also to obtain all facts and findings in this case.

HEARING OFFICER ZIEGLER: Okay. Ms. Ortiz, do you have any closing statement to make? And you don't have to, it's up to you. I understand everything you've said today.

MS. E. ORTIZ: I certainly understand the County's request for abatement and we're certainly not here to avoid any responsibility. I think that, again, the second we became aware of the matter, which is literally within the last 10 days or so we immediately contacted the County. We reviewed the evidence, and we appeared today. We are respectfully asking that before authorizing County abatement that we be given a reasonable opportunity to address these issues ourselves. Again, this is our childhood home, and many of the items on the property

belong to our parents, including the two mobile homes that were side by side. Actually, that was our childhood home.

And I do respectfully ask that we have the opportunity to work with our family members who reside there to remove the items and bring the property to compliance. Again, the second we became aware of it we appeared and to address it. And again before authorizing County abatement, we would ask that we be given the opportunity to sort through our childhood home.

We're committed to cooperating with the County, and we do request a compliance period before County abatement is authorized. I really do respectfully ask for that. I'm not here to argue the points or any of that nature. We get it. I'm sorry that it came to this, and I would like to request that a compliance period be given before any abatement is authorized.

HEARING OFFICER ZIEGLER: Okay. Thank you very much. I appreciate everybody, what everybody had to say today. Apologize for the delay in starting. But this will close the record. I have five days to issue a decision. And I will do that, and I wish everybody a good day. Thank you very much.

3. **Concluding Business**
A. **Adjournment**

The hearing adjourned at approximately 3:50 p.m.

Approved by:

John Ziegler, Hearing Officer

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

NHO MINUTES
PAGES: 9

I Hereby Certify That This Instrument Was Filed for
Record On The 16TH Day Of July, 2026 at 02:58:37 PM
And Was Duly Recorded as Instrument # 2087805
Of The Records Of Santa Fe County

Deputy _____ Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

