

**Notice of Foreclosure Sale**

April 1, 2025

## Deed of Trust ("Deed of Trust"):

Dated: July 31, 2018

Grantor: Fernando Falcon and Michelle Falcon

Trustee: Robert J. Parmley

Lender: Texas Ranchland Investments, Ltd. (Note and Lien transferred to IQ Investments, Ltd.)

Recorded in: Clerk's File No. 2019-169, Volume 377, Page 356, Official Public Records of Edwards County, Texas

Legal Description: The surface estate only of all that certain tract or parcel of land, being all of Tract 7 (Seven), Buffalo Draw Ranch, a subdivision in Edwards County, Texas, according to the plat of record in Volume 3, Page 141 and 142 of the Plat Records of Edwards County, Texas.

For the same consideration expressed above, there is also conveyed to Grantee, Grantee's heirs and assigns, a non-exclusive right of way for the purposes of ingress and egress between Edwards County Road 450 and the tract of land herein conveyed, and such other uses, including but not limited to the construction of utility lines, which are consistent with the use of a right of way easement, at all times in common with, but not limited to, the Grantor, Grantor's heirs, executors, administrators, successors and assigns, and the landowners of the Buffalo Draw Ranch, their heirs, executors, administrators, successors, and assigns.

This right of way easement is more particularly described as follows:

1. The road and utility easements described in the plat of the Buffalo Draw Ranch, recorded in Volume 3, Page 141 and 142, of the Plat Records of Edwards County, Texas, to which instrument reference is here made for all purposes; and,
2. A Thirty (30) foot wide road easement for ingress and egress which is recorded in Volume 208, Page 605, and described in an

Easement filed of record in Volume 270, Page 89 of the Official Public Records of Edwards County, Texas.

**Secures:** Promissory Note ("Note") in the original principal amount of \$99,929.00, executed by Fernando Falcon and Michelle Falcon ("Borrower") and payable to the order of Lender

Transfer of Note and Lien dated December 5, 2023 from Texas Ranchland Investments, Ltd., d/b/a Buffalo Draw Ranch to IQ Investments, Ltd., recorded in Clerk's File No. 2024-12, Volume 448, Page 558, Official Public Records, Edwards County, Texas.

**Foreclosure Sale:**

**Date:** Tuesday, April 1, 2025

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

**Place:** Front steps of the Edwards County Courthouse Annex Building-Southwest Entrance, 101 E. Main, Rocksprings, Texas 78880.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that IQ Investments, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, IQ Investments, Ltd., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of IQ Investments, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with IQ Investments, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If IQ Investments, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by IQ Investments, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

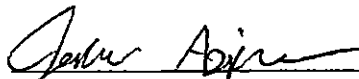
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

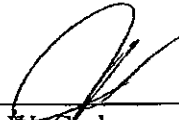
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Signed this 5 day of March, 2025.



Jordan Aguilera  
Substitute Trustee



John W. Carlson  
Attorney for Mortgagee  
260 Thompson Drive, Suite 10  
Kerrville, Texas 78028  
Telephone (830) 896-4488  
Telecopier (830) 896-4474



FILED FOR RECORD  
At 1:33 O'clock PM

MAR 7 2025

OLGA LYDIA REYES  
COUNTY CLERK  
EDWARDS COUNTY, TEXAS  
By: [Signature] Deputy