

**Notice of Foreclosure Sale**

November 5, 2024

**COPY**  
*To Be Posted.***Contract For Deed ("Contract"):**

**Dated:** November 18, 2018

**Purchaser:** Rene Palacios

**Seller:** Triad Land Investments, Ltd., a Texas limited partnership

**Legal Description::** Tract 14 (21.96 more or less), Geronimo Springs Ranch, Edwards County, Texas.

**Secures:** Contract for Deed in the original principal amount of \$63,628.00, executed by Rene Palacios ("Purchaser") and payable to the order of Seller

**Foreclosure Sale:**

**Date:** Tuesday, November 5, 2024

**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 Annex Building, 101 E. Main Street, 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 Triad Land Investments, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Contract for Deed.

Default has occurred in the payment of and in the performance of the obligations of the Contract for Deed. Because of that default, Triad Land Investments, Ltd., the owner and holder of the Contract for Deed, has requested Substitute Trustee to sell the Property.

The Contract for Deed may encumber both real and personal property. Formal notice is hereby given of Triad Land Investments, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with Triad Land Investments, Ltd.'s rights and remedies under the Contract for Deed 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 Contract for Deed, and applicable Texas law.

If Triad Land 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 Contract for Deed and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract for Deed, 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 Contract for Deed. 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 Contract for Deed by Triad Land 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 Contract for Deed. 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 11 day of October, 2024

*Jordan Aguilera*

Jordan Aguilera  
Substitute Trustee

*John W. Carlson*

John W. Carlson  
Attorney for Mortgagee  
260 Thompson Drive, Suite 10  
Kerrville, Texas 78028  
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FILED FOR RECORD  
At 12:50 O'clock PM

OCT 11 2024

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