

April 2, 2024

at 1:00 o'clock PM

FEB 29 2024

Nancy E. Ruter
County Clerk, Williamson Co., TXSTATE OF TEXAS
COUNTY OF WILLIAMSON

NOTICE OF FORECLOSURE SALE

Commercial Deed of Trust, Security Agreement, Fixture Filing, and Assignment of Leases and Rents ("Deed of Trust")

Dated:	11/04/2022
Grantor(s):	Faith Investments, LLC, a Connecticut limited liability company
Trustee:	Melinda Hedrick of Beard Kultgen Brophy Bostwick & Dickson, PLLC
Lender:	NVestor Funding, Inc.
Recorded in:	2022126204 of the Real Property Records of Williamson County, Texas
Secures:	Commercial Promissory Note ("Note") in the original principal amount of \$250,750.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender
Property:	The real property and improvements described in the attached Exhibit A
Substitute Trustee:	Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts
Substitute Trustee's Street Address:	c/o DWaldman Law, P.C. 5900 Balcones Drive., Suite 100 Austin, TX 78731
Mortgage Servicer:	FCI Lender Services, Inc.
Mortgage Servicer's Address:	8180 E. Kaiser Blvd, Anaheim, CA 92808-2277

Foreclosure Sale:

Date: Tuesday, 04/02/2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 AM to 1:00 PM local time.

Place: OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 NVestor Funding, Inc.'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, NVestor Funding, Inc., 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 NVestor Funding, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

FCI Lender Services, Inc. is representing NVestor Funding, Inc. in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of NVestor Funding, Inc. and FCI Lender Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

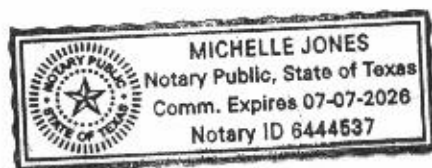
By: Angela Zavala
Angela Zavala Substitute Trustee

STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§

This instrument was acknowledged before me by Angela Zavala on Feb 29, 2024



Michelle Jones
Notary Public, State of Texas
Commission Expires: 7-7-26
Printed Name:
Michelle Jones

Exhibit A: Property Description

**LOT 65, BLOCK L, GREENSLOPES AT LAKE CREEK-SECTION TEN-B, AN
ADDITION TO THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET G,
SLIDES 130-131, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS**