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at 11:00 o'clock a M
FILED
APR 10 2025
Nancy E. Rister
County Clerk, Williamson Co., TX

Notice of Foreclosure Sale

April 8, 2025

Deed of Trust ("Deed of Trust"):

Dated:	June 15, 2021
Grantor:	Chrear, LLC
Trustee:	Kelly B. Croxton
Lender:	Windsor Capital, LLC
Recorded in:	Instrument No. 2021090353 of the real property records of Williamson County, Texas
Legal Description:	Lot 3, in Block 8, of VANCE'S ADDITION, a Subdivision in the City of Taylor, Williamson County, Texas, according to the map or plat thereof recorded in Volume 64, Page 408, Deed Records, Williamson County, Texas. Commonly known as 914 Porter Street, Taylor, TX 76574
Secures:	Promissory Note ("Note") in the original principal amount of $144,000.00, executed by Chrear, LLC ("Borrower") and payable to the order of Lender
Guaranty:	The Note is guaranteed by a Guaranty dated June 15, 2021, and executed by Nicolas Rojas and Justin Hroch in favor of Lender
Substitute Trustees:	Craig C. Lesok, Angela Zavala, Michelle Jones
Substitute Trustees' Address:	226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date:	Tuesday, May 6, 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:	At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no

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longer the designated area, at the area most recently designated by the County Commissioner's Court

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 Windsor Capital, LLC'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, Windsor Capital, LLC, 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 Windsor Capital, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Windsor Capital, LLC'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 Windsor Capital, LLC 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 Windsor Capital, LLC. 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.

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446

Angela Zavala

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