

After recording, return to:
THE WEAVER LAW FIRM
1800 Bering Drive, Suite 1050
Houston, Texas 77057

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

NOTICE OF FORECLOSURE SALE

Date: November 7, 2024

Secured Obligations: Promissory Note (“Note”), dated August 24, 2023, executed by NVSTORS LLC (“Borrower”), as maker, and payable to the order of D & I Capital LLC (“Beneficiary”), as lender, in the original principal amount of \$2,000,000.00, and all extensions, renewals, replacements, and amendments thereof.

Deed of Trust: Deed of Trust, dated August 25, 2023, executed by Borrower, as grantor, to Axel Lindholm, as trustee, for the benefit of Beneficiary, as lender, recorded as Clerk’s File No. 2023040514 in the Official Public Records of Galveston County, Texas.

Substitute Trustees: Richard D. Weaver and/or Len E. Walker

Substitute Trustees’ Address: 1800 Bering Drive, Suite 1050
Houston, Texas 77057

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property (as defined in the Deed of Trust) (such sale is the “Foreclosure Sale”) will take place between the hours of 10:00 a.m. and 1:00 p.m. local time, the earliest time at which the Foreclosure Sale will be is 10:00 a.m.

Place: Galveston County Courthouse, at the following location: Lobby, 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550 or if the preceding area is no longer the designated area, the area as designated by the Galveston County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction, and the real property, more particularly described in Exhibit “A”, will be sold to the highest bidder for cash, except that Lender’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

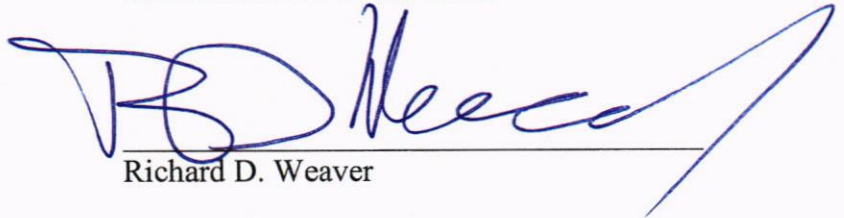
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the current owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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.

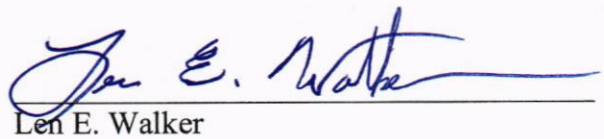
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, the Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust

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.

SUBSTITUTE TRUSTEE:

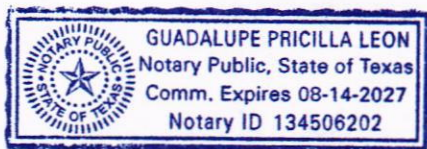

Richard D. Weaver

SUBSTITUTE TRUSTEE:


Len E. Walker

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 7th day of November 2024, by Richard D. Weaver, as Substitute Trustee, and Len E. Walker, as Substitute Trustee.



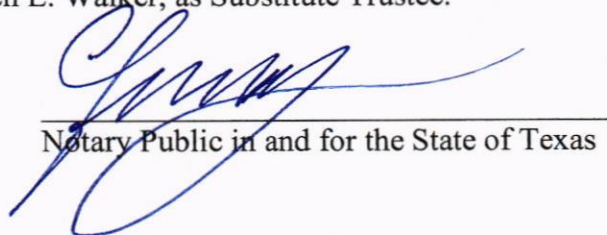

Notary Public in and for the State of Texas

Exhibit A

The Land referred to herein below is situated in the County of Galveston, State of Texas, and is described as follows:

DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2314 ACRES (10,080 SQUARE FEET) SITUATED IN THE SARAH MCKISSICK LEAGUE, ABSTRACT 151 GALVESTON COUNTY, TEXAS:

BEING A TRACT OF LAND CONTAINING 0.2314 ACRES (10,080 SQUARE FEET), SITUATED IN THE SARAH MCKISSICK LEAGUE, ABSTRACT 151 GALVESTON COUNTY, TEXAS, BEING OUT OF LOT 12, BLOCK 2 OF FRIENDSWOOD SUBDIVISION. A SUBDIVISION RECORDED IN VOLUME 238, PAGE 14. IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO KATHRYN DAVIS HARSON BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 9701718, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND ALSO BEING KNOWN AS LOT 7 OF HARPER, AN UNRECORDED SUBDIVISION IN GALVESTON COUNTY, TEXAS. SAID 0.2314-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT POINT FOR THE WEST CORNER OF SAID LOT 12;

THENCE SOUTH 45°00'00" EAST. A DISTANCE OF 375.00 FEET TO A FOUND 3/4 INCH IRON PIPE IN THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SHADY NOOK LANE (60 FEET WIDE) AND THE SOUTHEAST RIGHT-OF-WAY LINE OF MORNINGSIDE DRIVE (60 FEET WIDE) AND THE NORTHWEST CORNER AND POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45°00'00" EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SHADY NOOK LANE, A DISTANCE OF 84.00 FEET TO A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1", FOR THE WEST CORNER OF A TRACT OF LAND CONVEYED TO KENNETH M. CAMP BY DEED RECORDED IN VOLUME 3162. PAGE 339 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS AND FOR THE NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 120.00 FEET TO A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTH CORNER OF SAID CAMP TRACT AND FOR THE EAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 84.00 FEET TO A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MORNINGSIDE DRIVE AND FOR THE SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45°00'00" WEST. ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MORNINGSIDE DRIVE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2314 ACRES (10,080 SQUARE FEET), MORE OR LESS.

FILED

Instrument Number: *FILED2024001318*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 11/07/2024 3:17PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*