

FILED

DEC 13 2022

4:00 pm
Brenda Fietsam
BREND A FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 13, 2022

SUBSTITUTE TRUSTEE: PETE FLOREZ, MEGAN L. RANDLE, EBBIE MURPHY,
JENNYFER SAKIEWICZ, BENJAMIN K. WILLIAMS, or
BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: September 7, 2021

Grantor: BROCK DEVELOPMENT LIMITED, LLC, a Texas limited liability
company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 1515 S. Capital of Texas Hwy, Ste. 306
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 21-06391, Official Public Records of Fayette
County, Texas; and Document No. 22-07496, Official Public
Records of Fayette County, Texas

Property:

Being 10.000 acres, more or less, situated in the WM. RABB 3 LEAGUES, A-86, in
Fayette County, Texas, being more particularly described by metes and bounds on
Exhibit "A" attached to the above-referenced Deed of Trust and incorporated herein
for all purposes. AKA TRACT 2, being out of a 37.13 acre tract conveyed by Terry
L. Frazee to Ken Oden, recorded in Volume 1488, Page 785, Deed Records, Fayette
County, Texas.

NOTE:

Date: September 7, 2021

Amount: \$630,000.00

Debtor: BROCK DEVELOPMENT LIMITED, LLC, a Texas limited liability company



Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, January 3, 2023, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

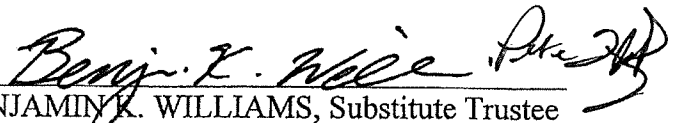
On the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

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