

FILED FOR RECORD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2019 SEP -9 PM 3: 51

DATE: September 10, 2019

SUBSTITUTE TRUSTEE: MARGIE ALLEN, KYLE BARCLAY, TOMMY JACKSON, RON HARMON, or BENJAMIN K. WILLIAMS *Benjamin K. Williams*

GLENDAL ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS

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

DEED OF TRUST:

Date: May 31, 2019

Grantor: AMERICAN BUYITNOW INVESTMENTS, LLC,
a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS, LLC

Beneficiary's Mailing Address: 2235 East 6th St, Suite 103
Austin, Texas 78702

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2019-95541, Official Public Records,
Hardin County, Texas

Property:

Being Lot No. Seventeen (17) of Rolling Hills Estates, an addition in Hardin County, Texas, according to map or plat recorded in Volume 3, Page 44, Plat Records, Hardin County, Texas.

NOTE:

Date: May 31, 2019

Amount: \$215,000.00

Debtor: AMERICAN BUYITNOW INVESTMENTS, LLC,
a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC



DATE OF SALE OF PROPERTY:

Tuesday, October 1, 2019, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

Commissioners' Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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.

Margie Allen, Sub. Trustee

Benjamin K. Williams

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