

2021 DEC 14 PM 1:11

GLENDA ALSTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *[Signature]*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** December 14, 2021

**SUBSTITUTE TRUSTEE:** MARGIE ALLEN, KYLE BARCLAY, TOMMY JACKSON,  
KEATA SMITH, or BENJAMIN K. WILLIAMS

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

**DEED OF TRUST:**

Date: February 22, 2020

Grantor: RPS DEVELOPMENT, LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

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

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2020-102651, Official Public Records,  
Hardin County, Texas

Property:

Lot 17, of ROLLING HILLS ESTATES, an Addition in Hardin County, Texas,  
according to the Map or Plat thereof recorded in Volume 3, Page 44, of the Plat  
Records of Hardin County, Texas.

**NOTE:**

Date: February 22, 2020

Amount: \$220,000.00

Debtor: RPS DEVELOPMENT, LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

**DATE OF SALE OF PROPERTY:**

Tuesday, January 4, 2022, 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*  
Substitute Trustee

*Benj 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