

**POSTED**

**Vicinta Stafford  
Burnet County Clerk**

By Natalie Chapa at 7:55 am, May 14 2024

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** May 14, 2024

**SUBSTITUTE TRUSTEE:** MICHELLE JONES, ANGELA ZAVALA, or BENJAMIN K. WILLIAMS

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

**DEED OF TRUST:**

Date: April 5, 2023

Grantor: BELLE INVESTMENTS, LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

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

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202303269, Official Public Records, Burnet  
County, Texas

**Property:**

Being Lot No. One Hundred Nine (109), Whitewater Springs, Section Two (2), a  
subdivision in Burnet County, Texas, as shown on plat recorded in Cabinet 2, Slide 120-  
D, Plat Records of Burnet County, Texas.

**NOTE:**

Date: April 5, 2023

Amount: \$302,259.00

Debtor: BELLE INVESTMENTS, LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**



Tuesday, June 4, 2024 at 1:00 p.m.

**PLACE OF SALE OF PROPERTY:**

The area on the east side of the Burnet County Courthouse (outside the county clerk's office), or in inclement weather the east hallway inside the courthouse, outside the doorway to the county clerk's office, 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