

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 16, 2021

SUBSTITUTE TRUSTEE: ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, or BENJAMIN K. WILLIAMS

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

2021-15

DEED OF TRUST:

Date: May 3, 2018

Grantor: MARVELLA JOHNSON, an individual

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS, LLC

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

Trustee: RUSSELL FROST

Recording Information: Document No. 00003705, Official Public Records,
Navarro County, Texas

Property:

All that certain lot, tract or parcel of land being Lot 16 of North Shore Estates in Navarro County, Texas, according to the plat thereof filed in Volume 6, Page 381, Plat Records of Navarro County, Texas.

NOTE:

Date: May 3, 2018

Amount: \$260,000.00

Debtor: MARVELLA JOHNSON, an individual

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

FILED FOR RECORD
AT 3:16 O'CLOCK P.M.

MAR 16 2021

SHERY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY



DATE OF SALE OF PROPERTY:

Tuesday, April 6, 2021, at 11:00 a.m.

PLACE OF SALE OF PROPERTY:

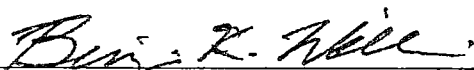
On the front steps of the Navarro County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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


Sheryl La Mont 03-16-2021