

2024-007  
FILED FOR RECORD  
AT 3 O'CLOCK P.M.

JAN 18 2024

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

**DATE:** January 1 , 2024

**SUBSTITUTE TRUSTEE:** ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, MOLLIE MCCOSLIN, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

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

**DEED OF TRUST:**

**Date:** May 3, 2022

**Grantor:** WALKER ESTATE, LLC, a Texas limited liability company

**Beneficiary:** LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

**Beneficiary's Mailing Address:** 5000 Plaza on the Lake, Ste. 180  
Austin, Texas 78746

**Trustee:** BENJAMIN WILLIAMS

**Recording Information:** Document No. 2022-004735, Official Public Records of  
Navarro County, Texas; Document No. 2024-000326,  
Official Public Records of Navarro County, Texas

**Property:**

All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, being Lot 3 Block 512, according to the Official Map of the City of Corsicana, Texas.

**NOTE:**

**Date:** May 3, 2022

**Amount:** \$183,000.00

**Debtor:** WALKER ESTATE, LLC, a Texas limited liability company

**Holder:** LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**

Tuesday, February 6, 2024, 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 LaMont, January 18, 2024