

NOTICE OF SUBSTITUTE TRUSTEE'S SALE**DATE** October 13, 2026**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON,
MEGAN L RANDLE, EBBIE MURPHY, STEVE LEVA,
BENJAMIN K WILLIAMS, OR BENJAMIN H HA**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy , Suite 201
Austin, Texas 78729**DEED OF TRUST:****Date** October 23, 2025**Grantor** THE SMART RISE 77 LLC, a Texas limited liability company**Beneficiary** LOAN RANGER CAPITAL INVESTMENTS REIT, LLC**Beneficiary's Mailing Address** 5000 Plaza on the Lake, Suite 320
Austin, Texas 78746**Trustee** BENJAMIN K WILLIAMS or BENJAMIN H HA**Recording Information** Document No RP-2025-426321, Official Public Records,
Harris County, Texas**Property**Lots 9-11, in Block 1, of Vantage on Velasco, a Subdivision in Harris County,
Texas, according to the Map or Plat thereof recorded under Film Code No 696316,
of the Map/Plat/Official Records of Harris County, Texas**NOTE:****Date** October 23, 2025**Amount** \$1,285,000 00**Debtor** THE SMART RISE 77 LLC, a Texas limited liability company**Holder** LOAN RANGER CAPITAL INVESTMENTS, LLC**DATE OF SALE OF PROPERTY:**

Tuesday, November 3, 2026, at 10 00 a m



PLACE OF SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners 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