

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 12, 2019

SUBSTITUTE TRUSTEE: TOMMY JACKSON, RON HARMON, MARGIE ALLEN,
KYLE BARCLAY, or BENJAMIN K. WILLIAMS

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

DEED OF TRUST:

Date: June 6, 2019

Grantor: HOME SWEET HOME COMMUNITY REDEVELOPMENT
CORPORATION, a Texas Non-Profit Corporation

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS, LLC

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

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2019019776, Official Public Records,
Jefferson County, Texas; and Document No. 2019-00386531,
Official Public Records, Angelina County, Texas

Property:

TRACT 1:
LOTS 1-5, BLOCK 8, SAN JACINTO PARK ADDITION, CITY OF PORT
ARTHUR, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 6, PAGE 77 OF THE MAP AND/OR
PLAT RECORDS OF JEFFERSON COUNTY, TEXAS.

TRACT 2:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED
IN ANGELINA COUNTY, TEXAS, WITHIN THE J. L. QUINALTY SURVEY,
ABSTRACT NO. 40, BEING OUT OF AND A PART OF LOTS 1, 2, 3, AND 4
BLOCK NO. 2, OF OAK GROVE PLACE, THE OFFICIAL PLAT OF WHICH
WAS FOUND OF RECORD IN CABINET B, SLIDES 37 A & B, OF THE MAP
AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, AND BEING ALL
THAT CERTAIN TRACT NO. ONE, TRACT NO. TWO AND TRACT NO.
THREE, ALL OF WHICH WERE CONVEYED FROM NOVASTAR
MORTGAGE, INC., TO WAYCAT, INC., BY DEED DATED FEBRUARY 2,

FILED
AT 4:50 O'CLOCK P M
NOV 12 2019

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By W



2007 AND RECORDED AS DOCUMENT NO. 00225113 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" TO THE ABOVE-REFERENCED DEED OF TRUST.

NOTE:

Date: June 6, 2019
Amount: \$73,000.00
Debtor: HOME SWEET HOME COMMUNITY REDEVELOPMENT CORPORATION, a Texas Non-Profit Corporation
Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, December 3, 2019, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

Please note this sale takes place in Jefferson County.


The most northerly door to the newest addition to the Jefferson County Courthouse, nearest the entrance to the quarters occupied by the Justices of the Peace and the Constable, and opposite the main entrance to the new County Jail, 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