

Filed this 15th day of Sept 2026
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TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

Yolanda Hernandez Deputy
Yolanda Hernandez

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 15, 2026

SUBSTITUTE TRUSTEE: TAYLOR GRANTHAM, ANGELA ZAVALA, MICHELLE JONES, SUZANNE SAKIEWICZ, SHARLET WATTS, RICHARD ZAVALA JR, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

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

DEED OF TRUST:

Date: June 27, 2025

Grantor: MEX-CANO INVESTMENT INC, a Texas corporation

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. 2025-005276, Official Public Records,
Caldwell County, Texas

Property:

Lot 5, Block 2, PARKWAY SURDIVISION, SECTION III, City of Lockhart,
Caldwell County, Texas, according to the map or plat recorded in Plat Cabinet A,
Slide 49, of the Plat Records of Caldwell County, Texas.

Together with all personal property described in the above-referenced deed of trust.

NOTE:

Date: June 27, 2025

Amount: \$228,600.00

Debtor: MEX-CANO INVESTMENT INC, a Texas corporation

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC



DATE OF SALE OF PROPERTY:

Tuesday, October 6, 2026, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

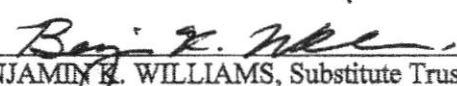
The Main Entrance of the new Caldwell County Judicial Center, located at 1703 S Colorado St, Lockhart, Texas 78644, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

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