

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** February 11, 2020

**SUBSTITUTE TRUSTEE:** KAREN LILLEY, 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

**DEED OF TRUST:**

Date: October 18, 2018

Grantor: UNIPRO ENTERPRISES LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS, LLC

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

Trustee: RUSSELL FROST

Recording Information: Document No. 00042313, Official Public Records, Walker County, Texas

Property:

LOT 16, BLOCK 26, OF ELKINS LAKE SUBDIVISION, SECTION 3, IN THE CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 174, PAGE 609 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS.

**NOTE:**

Date: October 18, 2018

Amount: \$240,000.00

Debtor: UNIPRO ENTERPRISES LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

**FILED FOR POSTING**  
At 11:44 o'clock A M

**FEB 11 2020**

KARI FRENCH, COUNTY CLERK  
WALKER COUNTY, TEXAS  
By [Signature] Deputy

**DATE OF SALE OF PROPERTY:**



4718438

**Tuesday, March 3, at 1:00 p.m.**

**PLACE OF SALE OF PROPERTY:**

At the east entrance and adjacent area, on the second floor of the Walker County Courthouse, 1100 University Avenue, 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