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FILED FOR RECORD  
at 12:15 o'clock P M

APR 14 2026

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Handwritten Signature*

**DATE:** April 14, 2026

**SUBSTITUTE TRUSTEE:** RICHARD PAUL CARR JR, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, MARGARET ROSANNE KAYL, JABRIA FOY, HEATHER GOLDEN, KARA RILEY, CATHERINE GEDDIE, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

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

**DEED OF TRUST:**

Date: July 25, 2025

Grantor: XCLUSIV REAL ESTATE DEVELOPMENT LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 320  
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2025-13640, Official Public Records of Hunt County, Texas

**Property:**

Being all that certain Lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas and being known as Lot 4, Block 3, W.D. Womack's Subdivision, recorded in Volume 185, Page 597, Deed Records, Hunt County, Texas and being known as that tract of land described in deed to Riverside (east) Homebuilders, Ltd., recorded in Document No. 2020-20754, Official Public Records, Hunt County, Texas and being described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

**NOTE:**

Date: July 25, 2025

Amount: \$163,200.00

Debtor: XCLUSIV REAL ESTATE DEVELOPMENT LLC, a Texas limited liability company



Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**

Tuesday, May 5, 2026, at 1:00 p.m.

**PLACE OF SALE OF PROPERTY:**

On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, 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

Posted by: 

Print name: Richard Carr Jr