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Travis County, Texas
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SUBSTITUTE TRUSTEE'S DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DATE: March 4, 2025

SUBSTITUTE TRUSTEE: BENJAMIN K. WILLIAMS

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

DEED OF TRUST:

Date: October 29, 2024

Grantor: 2400 PARAMOUNT LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2024122075, Official Public Records of Travis County, Texas

Property:

Lot 1, Block 10, RABB INWOOD HILLS, according to the map or plat thereof, recorded in Volume 4, Page 73, Plat Records, Travis County, Texas.

NOTE:

Date: October 29, 2024

Amount: $2,500,000.00

Debtor: 2400 PARAMOUNT LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

Date of Sale: March 4, 2025

Time of Sale: 1:47 p.m.

Place of Sale: In the rear sallyport of the Travis County Courthouse located on the west side which is immediately south of and slightly east of the intersection of 11th street and San Antonio Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

Buyer: LOAN RANGER CAPITAL INVESTMENTS, LLC

Buyer's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Amount of Sale: $1,320,000.00

A default exists under the Deed of Trust. Holder of the Note has directed Substitute Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the Property were posted and filed and as shown by the affidavit attached to this deed and incorporated in it by this reference Holder either personally or by agent served notice of the sale to each debtor, as required by the Texas Property Code. In accordance with that statute and the Deed of Trust, Substitute Trustee sold the Property to Buyer, who was the highest bidder at the public auction for the Amount of Sale. The sale was made on the Date of Sale, began at the Time of Sale, and was concluded by 4:00 p.m.

Substitute Trustee, subject to any prior liens and other exceptions to conveyance and warranty in the Deed of Trust and for the Amount of Sale paid by Buyer as consideration, grants, sells, and conveys the Property to Buyer "AS IS", together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Substitute Trustee binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and other exceptions to conveyance and warranty in the Deed of Trust.

BENJAMIN K. WILLIAMS, Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 7 day of March, 2025, by BENJAMIN K. WILLIAMS, Substitute Trustee.

GAIL C. MOORE
My Notary ID # 3909104
Expires June 9, 2026

Notary Public, State of Texas

0439-471
LOBW/LR/FC/2400Paramount/SubTrustDeed
BKW/gcm

FORECLOSURE AFFIDAVIT

Date: March 4, 2025

Affiant: BENJAMIN K. WILLIAMS

DEED OF TRUST:

Date: October 29, 2024

Grantor: 2400 PARAMOUNT LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2024122075, Official Public Records of Travis County, Texas

Property:

Lot 1, Block 10, RABB INWOOD HILLS, according to the map or plat thereof, recorded in Volume 4, Page 73, Plat Records, Travis County, Texas.

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the foreclosure of the Deed of Trust that occurred on March 4, 2025.

2. Attached to this affidavit is a copy of the Notice of Substitute Trustee's Sale, file-stamped by the county clerk's office, which was posted by me personally, or at my direction.

3. The substitute trustee's sale took place on March 4, 2025, at approximately 1:47 p.m. in the rear sallyport of the Travis County Courthouse located on the west side which is immediately south of and slightly east of the intersection of 11th Street and San Antonio Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

4. At least twenty-one days before the substitute trustee's sale, Affiant, either personally or by agent, gave notice of the sale to every debtor of Lender's record, who is:

2400 Paramount LLC, Attn: Jeremy J. Shaw, Managing Member, 104 Texas Ash Cove, Manchaca, Texas 78652. Each notice was mailed on February 11, 2025, by certified mail, postage prepaid, properly addressed to each individual listed above at the address stated.

5. To the best of Affiant's knowledge, the Grantor is a limited liability company and therefore was not a servicemember in military service, as those terms are defined in 50 U.S.C. § 3911, at any time within twelve months preceding the date of the substitute trustee's sale.

Benj. K. Williams

BENJAMIN K. WILLIAMS

SUBSCRIBED AND SWORN TO before me on March 7, 2025, by BENJAMIN K. WILLIAMS.

Gail C. Moore

Notary Public, State of Texas

NOTARY PUBLIC STATE OF TEXAS
GAIL C. MOORE
My Notary ID # 3909104
Expires June 9, 2026

0439-471
LOBW/LR/FC/2400Paramount/FCAffidavit
BKW/gcm

3 pgs 202540184

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 11, 2025

SUBSTITUTE TRUSTEE: ANGELA ZAVALA, MICHELLE JONES, 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 29, 2024

Grantor: 2400 PARAMOUNT LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2024122075, Official Public Records of Travis County, Texas

Property:

Lot 1, Block 10, RABB INWOOD HILLS, according to the map or plat thereof, recorded in Volume 4, Page 73, Plat Records, Travis County, Texas.

NOTE:

Date: October 29, 2024

Amount: $2,500,000.00

Debtor: 2400 PARAMOUNT LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, March 4, 2025, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

In the rear sallyport of the Travis County Courthouse located on the west side which is immediately south of and slightly east of the intersection of 11th street and San Antonio Street, 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.

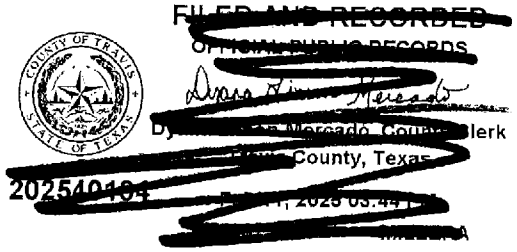
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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

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

STAYS IN FILE