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FILED
at 1:50 o'clock PM

SEP 15 2026

Nancy E. Roster
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 15, 2026

SUBSTITUTE TRUSTEE: ANGELA ZAVALA, MICHELLE JONES, 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: February 25, 2025

Grantor: ULTR8, LLC SERIES CALMAR CV, a series entity of ULTR8 LLC, a Domestic limited liability company

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. 2025015104, Official Public Records,
Williamson County, Texas

Property:

Unit GH-74, GARDENS AT VERDE VISTA, a Condominium Project in Williamson County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2016057590 amended by Document No. 2022049856, Official Public Records, Williamson County, Texas.

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

NOTE:

Date: February 25, 2025

Amount: \$510,000.00

Debtor: ULTR8, LLC SERIES CALMAR CV, a series entity of ULTR8 LLC, a Domestic limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC



DATE OF SALE OF PROPERTY:

Tuesday, October 6, 2026, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

At the northeast basement door in the new addition to the Williamson County Justice Center, 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