

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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DEPUTY

DATE: June 10, 2019

NOTE: Real Estate Note described as follows:

Date: November 14, 2018
Maker: Wildcat Lending Fund One, LP
Payee: Foreclosure Consulting Service, Inc.
Original Principal Amount: \$78,300.00

DEED OF TRUST:

Date: November 14, 2018
Grantor: Foreclosure Consulting Service, Inc.
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 2018-17824 in the real property records of Hunt County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Foreclosure Consulting Service, Inc.

PROPERTY: The real property described as follows:

See Exhibit "A"

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Timothy Micah Dortch, Maryssa Simpson, and/or Luisa Ulluela

Substitute Trustee's Mailing Address:
Potts Law Firm, LLP
2911 Turtle Creek Blvd., Suite 1000
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Date: July 2, 2019
Time: To commence at 10:00 a.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The second floor of the Hunt County Courthouse at 2500 Lee Street, Greenville, Texas 75401, or as otherwise designated by the County Commissioners

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

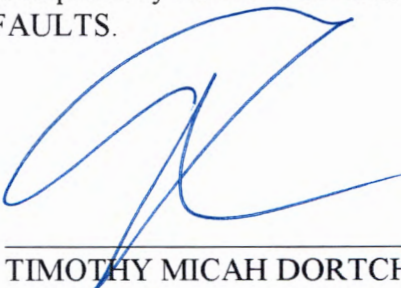
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of June 10, 2019.



TIMOTHY MICAH DORTCH,
Substitute Trustee

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the City of Commerce, Hunt County, Texas and being all of Lot 10, Block 1 of S. C. COWAN ADDITION, an Addition to the City of Commerce, Hunt County, Texas, according to the Plat thereof recorded in Volume 400 at Page 12, at Cabinet C, Slide 157 of the Hunt County Plat Records and being further described as follows:

BEGINNING at a Y, inch iron rod found for corner at the northwest corner of said Lot 10, Block 1 on the east line of Monroe Street (a 60' R.O.W.J;

THENCE S. 89° 05' 20" E., along the north line of Lot 10, a distance of 141.70 feet to a Y, inch iron rod found at a fence corner post for corner, being the northeast corner of Lot 10;

THENCE S. 00° 32' 15" E., along a fence and the east line of Lot 10, a distance of 69.32 feet to a fence corner post for corner, being the southeast corner of Lot 10;

THENCE N. 89° 49' 06" W., along a fence and the south line of Lot 10, a distance of 141.32 feet to a Y, inch iron rod found at the southwest corner of Lot 10 in the east line of Monroe Street;

THENCE N. 00° 48' 42" W., along the west line of Lot 10 and the east line of Monroe Street, a distance of 71.13 feet returning to the Point of Beginning and containing 0.228 acre of land.