

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 12, 2023

NOTE: Real Estate Note described as follows:

Date: April 13, 2022
Maker: Wildcat Lending Fund One, LP
Payee: John & Murray Investments LLC
Original Principal Amount: \$160,000.00

DEED OF TRUST:

Date: April 13, 2022
Grantor: John & Murray Investments LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 2022-3467 in the real property records of Cooke County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: John & Murray Investments LLC

PROPERTY: The real property described as follows:

BEING all that certain lot, tract or parcel of land situated in the Peter Clark Survey, and being the South One Half, of the South 120 feet of a tract as described in deed to Robert L. Kennedy, recorded in Volume 379, Page 228, of the Deed Records of Cooke County, Texas, and being the same tract described in deed to Redus & Company, Inc. and being more particularly described in by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the West Right-of-Way line of Lindsay, and said iron rod being the Southeast corner of said Kennedy tract;

THENCE North 90 degrees 00 minutes 00 seconds West, along the South line of said Kennedy tract, a distance of 239.86 to a found 1/2" square iron at the Southwest corner of said Redus & Co. Tract;

THENCE North 00 degrees 00 minutes 00 seconds East, along the West line of said Kennedy tract, a distance of 60.00 feet to a 1/2" square iron;

THENCE North 89 degrees 58 minutes 17 seconds East, departing the West line of said Kennedy tract, a distance of 237.36 feet to a found 1/2" iron rod in the East line of said Kennedy tract and in the West line of the above mentioned Lindsay;

FILED FOR RECORD

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PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY P. Harrison DEPUTY



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THENCE South 02 degrees 22 minutes 40 seconds east, along the West line of said Lindsay and the East line of said Kennedy tract, a distance of 60.17 feet to the POINT OF BEGINNING, and containing 14,331 Square Feet or 0.329 acre of land.

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 TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2911 Turtle Creek Blvd., Suite 1000
Dallas, Texas 75219

Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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

Date: June 6, 2023

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

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the east steps of the historic Cooke County Courthouse located at 101 South Dixon Street, Gainesville, TX, 76240, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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 May 12, 2023.



T. Micah Dortch, Lance Livingston, Luisa Ullueña,
Mary Mancuso, Francesca Ortolani, Shelley
Ortolani, Michele Hreha

PREPARED IN THE LAW OFFICE OF:
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