

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

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.

Deed of Trust:

Dated: April 13, 2022
Original Grantor: John & Murray Investments LLC
Trustee: Michael E. Gillman
Lender: Wildcat Lending Fund One, LP, a Texas limited partnership
Recorded In: Cooke County, Texas under Instrument No. 2022-3467
Secures: Real Estate Lien Note in the original principal amount of \$160,000.00, dated April 13, 2022 (the "Note") executed by John & Murray Investments, LLC, (whether one or more, "Borrower"), and guaranteed by Johnathan DeJohnette and Murray Harris.

Property:

The property includes all real property, personal property, and fixtures set forth in the Deed of Trust, including, without limitation, the property described as follows (collectively, the "Property"):

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 as described in deed to Redus & Company, Inc. and being more particularly described 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;

RECORDED
23 FEB 14 AM 11:56
PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY: Be DEPUTY

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.

More commonly known as: 1429 S. Lindsay Street
Gainesville, TX 76240

Foreclosure Sale:

Date: Tuesday, March 7, 2023

Time: The Foreclosure Sale will be held between the hours of 10:00 A.M. and 1:00 P.M. local time. The Foreclosure Sale will begin no earlier than 10:00 A.M. or not later than three hours thereafter.

Place: 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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Wildcat Lending Fund One, LP, a Texas limited partnership's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: The original Trustee has been removed, and the following persons have been appointed Substitute Trustees: Mary Mancuso, Francesca Ortolani, Shelley Ortolani and Michele Hreha. Said appointment is authorized by the Deed of Trust. Notice is given that, before the Foreclosure Sale, another person may be appointed as substitute trustee to conduct the Foreclosure Sale, and any of the foregoing Substitute Trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof.

Default: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Wildcat Lending Fund One, LP, a Texas limited partnership, the owner and holder of the Note, has requested a Substitute Trustee to sell the Property.

Formal notice is hereby given of Wildcat Lending Fund One, LP's election to proceed against and sell the Property in accordance with Wildcat Lending Fund One, LP's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Wildcat Lending Fund One, LP passes the Foreclosure Sale for any reason, and chooses to repost the Property for a nonjudicial foreclosure sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Wildcat Lending Fund One, LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS" without any expressed or implied warranties, except as to the warranties (if any) provided for by Grantor under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the Foreclosure Sale.

Dated: 2/14/2023

Shelley Otolani
Substitute Trustee
4600 Fuller Ave., Ste. 400
Irving, TX 75038