

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 10, 2019

NOTE: Real Estate Note described as follows:

Date: May 15, 2018
Maker: Wildcat Lending Fund One, LP
Payee: Foreclosure Consulting Service, Inc.
Original Principal Amount: \$234,500.00

DEED OF TRUST:

Date: May 15, 2018
Grantor: Foreclosure Consulting Service, Inc.
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 2018-003280 in the real property records of Caldwell County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Foreclosure Consulting Service, Inc.

PROPERTY: The real property described as follows:

Being 1.184 acres, more or less, out of the FRANCIS BERRY LEAGUE, Caldwell County, Texas, and being the same tract of land as described in a deed from Jay C. Dannelley, Sr. and Fern H. Dannelley to Frank Louis Metzner and Patsy Carmen Metzner, dated March 28, 1975 and recorded in Volume 367, Page 739, Deed Records of Caldwell County, Texas. Said 1.84 acres being more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

Filed this 11th day of June 2019
1:32 P. M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Maria Lopez Deputy

~~Filed this _____ day of _____ 20____
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TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By _____ Deputy~~

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:

Caldwell County Justice Center, Lockhart Texas. 1703 S. Colorado Street, Lockhart, Caldwell County, Texas 78644, or as 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.

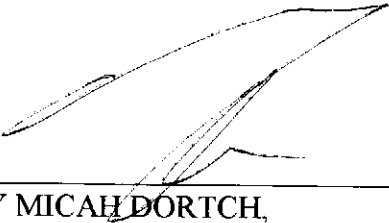
RECITALS

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.

A handwritten signature in black ink, appearing to read 'TIMOTHY MICAH DORTCH', written over a horizontal line.

TIMOTHY MICAH DORTCH,
Substitute Trustee

EXHIBIT "A"

BEING 1.184 acres, being all the same tract of land referred to in the deed records of Caldwell County, Texas, recorded in Volume 354 at Page 404, John W. Browning to Jay C. Dannelley, Sr., in Volume 348 at Page 627, R. V. Northcutt, et ux to John W. Browning, and in Volume 329 at Page 263, Elmo Smith, et ux to Robert Northcutt, et ux, a corrected deed, in the City of Lockhart, out of the Francis Berry League, Abstract No. 2, Caldwell County, Texas.

BEGINNING at an iron pin found for Northeasterly corner in the Westerly line of the 50 foot Cibolo Street, South 10 deg. 04 min. East 150.0 feet from the inter-section corner of Cibolo and Nixon Streets;

THENCE South 10 deg. 04 min. East 171.6 feet to an iron pin found for Southeasterly corner, in the Westerly line of the 50 foot Cibolo Street;

THENCE South 60 deg. 10 min. West 215.2 feet to an iron pin found for Southwesterly corner;

THENCE North 32 deg. 30 min. West 244.2 feet to an iron pin found for Northwesterly corner;

THENCE North 76 deg. 20 min. East 296.4 feet to the Place of Beginning containing 1.184 acres.