

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 8, 2024

NOTE: Real Estate Note described as follows:

Date: March 2, 2022
Maker: Wildcat Lending Fund One, LP
Payee: Monika Patel
Original Principal Amount: \$191,500.00

DEED OF TRUST:

Date: March 2, 2022
Grantor: Monika Patel
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 2022014657 in the real property records of Galveston County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Monika Patel

PROPERTY: The real property described as follows:

BEGINNING AT A POINT LYING IN THE EAST LINE OF LOT 2 OF THREE LOTS OUT OF LOT 2 IN THE ORIGINAL PARTITION OF THE JONES SHAW LEAGUE, SAID THREE LOTS BEING MORE FULLY DESCRIBED IN GALVESTON COUNTY DISTRICT COURT RECORDS BOOK 26, PAGE 671, DATED JUNE 26, 1897, SAID POINT OF BEGINNING BEING NORTH 39° 30' WEST, ALONG AND WITH SAID EAST LINE OF LOT 2, A DISTANCE OF 653.90 FEET FROM THE NORTHERLY LINE OF STATE HIGHWAY NO. 87;

THENCE SOUTH 68° 03' WEST, ALONG AND WITH THE NORTHERLY LINE OF A 40 FOOT DESIGNATED ROADWAY, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 39° 30' WEST, PARALLEL WITH SAID EAST LINE OF LOT 2, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER LYING IN AN OLD FENCE LINE; THENCE NORTH 68° 03' EAST, ALONG AND WITH SAID OLD FENCE LINE AND PARALLEL WITH SAID 40 FOOT ROADWAY, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER LYING IN THE EAST LINE OF SAID LOT 2;

THENCE SOUTH 39° 30' EAST, ALONG AND WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.328 ACRES OF LAND, MORE OR LESS.



4811967

Commonly known as 1042 Crystal Beach Rd (Space 1), Crystal Beach, Texas 77650.

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
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Steve Leva, Sandy Dasigenis, Jeff Leva, Patricia Poston
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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

Date: April 2, 2024

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

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Outside of the West entrance to the Galveston County Courthouse, 722 Moody, Galveston, Texas, 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.

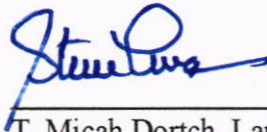
RECITALS

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 March 8, 2024.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Steve Leva, Sandy Dasigenis, Jeff Leva, Patricia
Poston

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

FILED

Instrument Number: *FILED2024000339*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 03/12/2024 11:55AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*