

2017-98
FILED FOR RECORD
AT 3:37 O'CLOCK P.M.
AUG 28 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF DALLAS §

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Deputy DEPUTY

WHEREAS, pursuant to that one certain Deed of Trust hereinafter referred to as the "Deed of Trust" dated November 1, 2016, which was executed by Wolf Front Homes, LLC, a Texas limited liability company, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "Property" which is situated in Navarro County, Texas, to Michael E. Gillman, as Trustee, hereinafter referred to as the "Trustee" and thereafter the aforesaid Deed of Trust was duly recorded under document number 00007819 of the Official Public Records of Navarro County, Texas; said Property is described as follows:

All that certain tract or parcel of land, situated in Navarro County, Texas, being Lot 2, Block 2, Chapel Hills Estates, according to the plat recorded in Volume 3, page 28, Plat Records of Navarro County, Texas and known as **1112 FM 1839, Corsicana, Texas 75110**

together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of Trust, to secure the payment of (1) one certain Real Estate Lien Note dated November 1, 2016 in the original principal amount of \$87,300.00, which was executed by Mortgagor and payable to the order of Wildcat Lending Fund One, LP, for the benefit of Wildcat Lending Fund One, LP hereinafter referred to as the "Beneficiary";

WHEREAS, the Beneficiary has duly appointed in writing per an Appointment of Substitute Trustee dated August 25, 2017, duly recorded under in the Official Public Records of Navarro County, Texas, **Timothy Micah Dorch and Luisa Ulluela** (Cooper & Scully, P.C., 900 Jackson St., Suite 100, Dallas, Texas 75202), as Substitute Trustees under the aforesaid Deed of Trust; and

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

WHEREAS, the Beneficiary has directed said Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days-notice and the recording of a Notice in the Navarro County Clerk's Office giving the time, place, and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Luisa Ulluela, Substitute Trustee, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the **EAST ENTRANCE OF THE NAVARRO CENTER, 800 NORTH MAIN STREET, CORSICANA, NAVARRO COUNTY, TEXAS**, or as designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, in the City of Corsicana, Navarro County, Texas, at a time no earlier than **10:00 o'clock a.m.**, or within three hours after that time, but in no event will such sale occur beyond **4:00 o'clock p.m.**, on the first Tuesday in **OCTOBER**, the same being the **3rd day of OCTOBER, 2017**.

EXECUTED on the 28th day of August, 2017.



LUISA ULLUELA,
Substitute Trustee

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 28th day of August, 2017 by Luisa Ulluela.



NOTARY PUBLIC, STATE OF TEXAS



PREPARED IN THE OFFICE OF:

COOPER & SCULLY, P.C.
900 JACKSON ST., SUITE 100
DALLAS, TEXAS 75202

AFTER RECORDING, RETURN TO:

COOPER & SCULLY, P.C.
900 JACKSON ST., SUITE 100
DALLAS, TEXAS 75202