

3-1 FILE

**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 28, 2022  
Original Grantor: Chevjon D. Cuffie  
Trustee: Michael E. Gillman  
Lender: Wildcat Lending Fund One, LP, a Texas limited partnership  
Recorded In: Hunt County, Texas under Instrument No. 2022-10490  
Secures: Real Estate Lien Note in the original principal amount of \$134,200.00, dated April 28, 2022 (the "Note") executed by Chevjon D. Cuffie, (whether one or more, "Borrower"), and guaranteed by Quirina K. Zayas.

**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"):

ALL THAT CERTAIN lot, tract or parcel of land, being Lot 5, Block 5, of the WRIGHT ADDITION to the City of Greenville, Hunt County, Texas, described by metes and bounds as follows:

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BECKY LANDRUM HUNT COUNTY CLERK



DEPUTY

Situated in the City of Greenville, Hunt county, Texas, a part of the John Gillespie Survey;

BEGINNING at a point, the same being the same intersection of the WBL of Walnut Street and the NBL of Spencer Street, the said point is the SE comer of Block 5 of Wright's Addition to the City of Greenville;

THENCE N with WBL of Walnut Street 68 ft;

THENCE W 150ft;

THENCE S 68 ft, to the NBL of Spencer Street;

THENCE E 150 ft., with the said NBL of Spencer Street to the Place of Beginning, and being known as 2812 Walnut Street, Greenville, Texas.

More commonly known as: 2812 Walnut St. Greenville, TX 75401

## **Foreclosure Sale:**

- Date:** Tuesday, March 7, 2023
- Time:** The Foreclosure Sale will be held between the hours of 1:00 P.M. and 4:00 P.M. local time. The Foreclosure Sale will begin no earlier than 1:00 P.M. or not later than three hours thereafter.
- Place:** On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, 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: Robert LaMont, Harriett Fletcher, Sheryl LaMont and Sharon St. Pierre. 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.

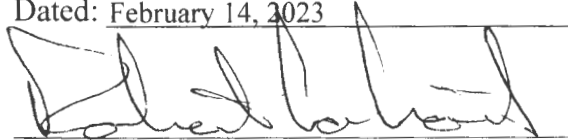
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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: February 14, 2023

A handwritten signature in black ink, appearing to read "Robert La Mont", is written over a horizontal line.

Substitute Trustee: Robert La Mont  
4600 Fuller Ave., Ste. 400  
Irving, TX 75038