

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 10, 2022

NOTE: Real Estate Note described as follows:

Date: February 28, 2019
Maker: Wildcat Lending Fund One, LP
Payee: Charles Pofahl
Original Principal Amount: \$58,100.00

FILED FOR RECORD
8:37 o'clock A M. on
JAN 11 2022
Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX

DEED OF TRUST:

Date: February 28, 2019
Grantor: Charles Pofahl
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Volume 0755, Page 162 in the real property records of Red River County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Charles Pofahl

PROPERTY: The real property described as follows:

All that certain tract or parcel of land situated in Red River County, Texas, in the East part of the town of Detroit; part of the EDWARD DEAN SURVEY, ABSTRACT NO. 234, being a part of a called one acre tract of land (Second Tract) described in Deed from Thelma Lee Nelson (same as Thelma Lee Farrell), now a single woman, to George D. Nelson, dated the 9th day of May, 1955, and recorded in Volume 202, Pages 483-485, Deed Records of Red River County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a 5/8" dia. R. S. Rod (set) at the Northeast corner of said called one acre tract of land, in the South line of U. S. Highway No. 82; same being the Northwest corner of a called 2 acre tract of land described in Deed to Eugene Riley (Vol. 328, Page 90);

THENCE South 15 deg. 10 min, 35 sec. East, (Deed call: South, with Bank Lennox's West line) along the West line of said Riley's tract of land, a distance of 361.557 feet to a 5/8" dia. R. S. Rod (set) at the fence corner post, at the Southeast corner of said called one acre tract of land, and Southwest corner of said Riley's tract of land, in the North line of a called 15-1/2 acre tract of land described in Deed to O. T. Ellison (Vol.107, Page 367);

THENCE South 85 deg. 38 min. 42 sec. West, (Deed call: West, with Jasper Berry's South line) along the fence line, a distance of 118.798 feet to a 5/8" dia. R. S. Rod (set) at the Southwest corner of said called one acre tract of land, and Southeast corner of a small tract

of land described in Deed to Jasper Berry (Vol. 112, Page 100), in the North line of said called 15-1/2 acre tract of land;

THENCE North 12 deg, 22 min.42 sec. West, (Deed call: North, to North line, said tract) along Berry's East line, a distance of 353.195 feet to a 5/8" dia. R. S. Rod (set) at Berry's Northeast corner and Northwest corner of said called one acre tract of land, in the South line of said highway;

THENCE North 82 deg. 34 min. 00 sec. East, (Deed call: East, half the distance Berry tract) along the South line of said highway, a distance of 100.360 feet to the place of beginning and containing 0.859 acre of lance, more or less.

Being the same land described in Deed from Michelle D. Gray, a feme sole, to Luther B. Sneed, Sr., dated February 10, 1998, and recorded in Volume 464, Page 15 of the Official Public Records of Red River County, Texas.

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, Lance Livingston, Luisa Ulluela, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, and/or Sharon St. Pierre

Substitute Trustee's Mailing Address:

Potts Law Firm, LLP
2911 Turtle Creek Blvd., Suite 1000
Dallas, Texas 75219

3220 El Camino Real, Suite 100
Irvine, California 92602

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

Date: February 1, 2022

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In the hallway inside the east door of the Red River County Courthouse Annex, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

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's 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 January 10, 2022.



TIMOTHY MICAH DORTCH,
Substitute Trustee