

## NOTICE OF FORECLOSURE SALE

### Deed of Trust:

Dated: December 2, 2019  
Grantor: Milton L. Medrano and Glenda X. Medrano  
Trustee: Michael E. Gillman  
Lender: WILDCAT LENDING FUND ONE, LP, a Texas limited partnership  
County: Galveston County  
Recorded in: Instrument No. 2019067192 recorded on December 6, 2019, in the real property records of Galveston County, Texas.  
Secures: Promissory Note ("Note") in the original principal amount of \$171,000.00, executed by Milton L. Medrano and Glenda X. Medrano ("Borrower") and payable to the order of Lender.

Legal Description: LOT 14, CARRIAGE LANE SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 254-A, PAGE 88, DEED RECORDS, LATER TRANSFERRED TO VOLUME 6, PAGE 40, OF THE MAP AND/OR PLAT RECORDS, GALVESTON COUNTY, TEXAS.

**More commonly known as: 2206 Carriage Lane, La Marque, Texas 77568**

### Foreclosure Sale:

Date: Tuesday, June 2, 2020  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.  
Place: The first floor lobby of 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.  
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: Kavish Wazirali, or Adnan Merchant, or Steve Leva, or Sandy Dasigenis, or Lillian Poelker, or Jeff Leva, or Patricia Poston

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 Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Wildcat Lending Fund One, LP, a Texas limited partnership's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Wildcat Lending Fund One, LP, a Texas limited partnership'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 described above, 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, a Texas limited partnership passes the 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, a Texas limited partnership. 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 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 first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT**

**IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



By: \_\_\_\_\_

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**FILED**

Instrument Number: *FILED2020000546*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 05/11/2020 12:13PM

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*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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