

NOTICE OF SUBSTITUTE TRUSTEE'S SALE**DATE:** October 9, 2026**NOTE:** Real Estate Note described as follows

Date March 28, 2025
Maker Wildcat Lending Fund One, LP
Payee SG&C Home Improvement, LLC
Original Principal Amount \$346,500 00

DEED OF TRUST:

Date March 28, 2025
Grantor SG&C Home Improvement, LLC
Trustee Michael E Gillman
Beneficiary Wildcat Lending Fund One, LP
Recorded Doc No RP-2025-115058 in the real property records of Harris County, Texas

LENDER: Wildcat Lending Fund One, LP**BORROWER:** SG&C Home Improvement, LLC**PROPERTY:** The real property described as follows

Lot Sixty (60), in Block Two (2), of Replat of Nottingham Country, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 201, Page 79, of the Map Records of Harris 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 TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L Randle, Ebbie Murphy, Steve Leva
4600 Fuller Ave, Suite 400
Irving, Texas 75038



4890162

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

Date November 3, 2026

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

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners 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 October 9, 2026

Sandy Dasigenis

SANDY DASIGENIS

T Micah Dortch, Lance Livingston, Luisa Ulluela,
Magnolia South Ballroom inside the Bayou City
Event Center or if the preceding area is no longer
the designated area, at the area most recently
designated by the County Commissioners Court

CERTIFICATE OF POSTING

I, _____, declare under penalty of perjury that on the _____
day of October 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of Harris County, Texas and Texas Property Code sections 51 002(b)(1) and
51 002(b)(2)

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