

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 12, 2023

NOTE: Real Estate Note described as follows:

Date: April 5, 2022
Maker: Wildcat Lending Fund One, LP
Payee: Three80 North Real Estate, GP
Original Principal Amount: \$102,600.00

DEED OF TRUST:

Date: April 5, 2022
Grantor: Three80 North Real Estate, GP
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 192645-2022 in the real property records of Lamar County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Three80 North Real Estate, GP

PROPERTY: The real property described as follows:

Being all that certain lot situated in the City of Paris, Lamar County, Texas, a part of the George W. Cox Survey, Abst. No. 164 being Lot 5 in Block 253-C of the City of Paris, and being the same property conveyed to Steven Carl Coker et ux in a Deed of record in Clerk's Instrument No. 117117-2014, Lamar County Official Public Records; being more fully described on the Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

Exhibit A:

Situated in Lamar County, Texas, being a part of the Geo. W. Cox Survey, within the corporate limits of the City of Paris, and being a part of Lot No. 3 in partition of the estate as evidenced in Book 281, Page 52, Lamar County Deed Records, being the estate of Nat Eubanks, and being more full described as follows:

BEGINNING at a stake in the SB ling of Cedar Street, 114.2 feet West of the WB line of 22nd Street SE and 25 feet South of the NE corner of aforesaid Lot 3, same being the NE corner of Lot 4;

THENCE SOUTH 174.3 feet, a stake;

THENCE WEST 75 feet, a stake;

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LAMAR COUNTY CLERKS OFFICE
ON THIS THE 15th DAY OF May, 2023



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THENCE NORTH 174.3 feet to the SB line of Cedar Street;

THENCE with the SB line of Cedar Street, East 75 feet to the place of beginning.

Being the same property as described in a Deed from Elia Eubanks Basden and husband Oscar J. Basden to Cora Letha Thompson, dated October 3, 1955 of record in Volume 343, Page 301, Lamar County Deed Records.

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
2911 Turtle Creek Blvd., Suite 1000
Dallas, Texas 75219

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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

Date: June 6, 2023

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

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The east foyer, just inside the first floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's 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 May 15, 2023

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

T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Robert LaMont, Harriett Fletcher, Sheryl LaMont,
Sharon St. Pierre

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2911 Turtle Creek Blvd., Suite 1000
Dallas, Texas 75219