

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 15<sup>th</sup> DAY OF May, 2023

**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: \$124,000.00

**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. 192650-2022 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:

A part of the George W. Cox Survey, within the corporate limits of the City of Paris, and a part of Lot 10 in the partition of the Nathaniel Eubank Estate allotted to Mrs. Katie Parrott, said partition being recorded in Book J2, Page 305, Lamar County Deed Records.

BEGINNING at a stake in the NB line of Cedar Street, the SE corner of Lot 10, also being the SW corner of a tract conveyed by Barney Bray, Jr. to Jeff Methven by deed recorded in Book 342, Page 586, Lamar County Deed Records.

THENCE North with the EB line of Lot 10 and the WB line of said Methven lot 170 feet, a stake;

THENCE West 75 feet, a stake;

THENCE South 170 feet, a stake;

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

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.



4785455

**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**

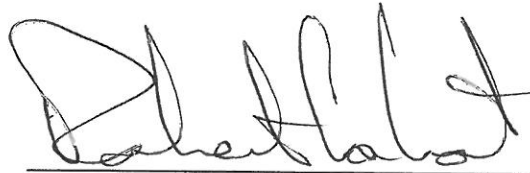
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested 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'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 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