

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 13, 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.

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LAMAR COUNTY CLERKS OFFICE
ON THIS THE 14th DAY OF Oct, 2023.



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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 16, 2023.



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

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