

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 1, 2024

NOTE: Real Estate Note described as follows:

Date: August 16, 2022
Maker: Wildcat Lending Fund One, LP
Payee: Denis Davis Bolanos Hernandez and Alberto E. Mejia Hernandez
Original Principal Amount: \$122,500.00

DEED OF TRUST:

Date: August 16, 2022
Grantor: Denis David Bolanos Hernandez and Alberto E. Mejia Hernandez
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 197171-2022 in the real property records of Lamar County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Denis David Bolanos Hernandez and Alberto E. Mejia Hernandez

PROPERTY: The real property described as follows:

BEING LOT 7, CITY BLOCK 165, A PART OF THE LARKIN NATTAN SURVEY, CITY OF PARIS, LAMAR COUNTY, TEXAS.

BEGINNING AT A 3/8" IRON ROD FOUND IN THE SOUTH BOUNDARY HINE OF EAST POLK STREET, BEING THE NORTHEAST CORNER OF SAID LOT 7, AND BOING 225 FEET WEST OF 15TH STREET.

THENCE SOUTH 0° 50' WEST A DISTANCE OF 130.00 FEET TO AN OLD WOODEN FENCE POST;

THENCE WEST A DISTANCE OF 64.50 FEET TO A METAL FENCE CORNER POST;

THENCE NORTH 0° 26' EAST A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET IN THE SOUTH BOUNDARY LINE OF SAID STREET, BEING THE NORTHWEST CORNER OF LOT 7;

THENCE EAST A DISTANCE OF 65.60 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.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 8th DAY OF Feb, 24.



4808824

ServiceLink

SUBSTITUTE TRUSTEES:

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

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: March 5, 2024

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

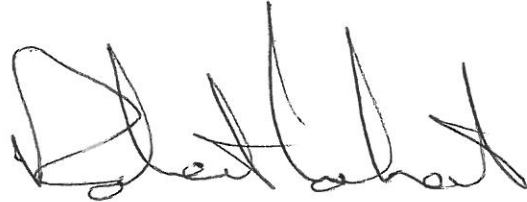
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested 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 case 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 February 8, 2024.

A handwritten signature in black ink, appearing to read "T. Micah Dortch", 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
2613 Dallas Parkway, Suite 220
Plano, Texas 75093