

4-2 F-16

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** March 8, 2024

**NOTE:** Real Estate Note described as follows:

Date: April 28, 2022  
Maker: Wildcat Lending Fund One, LP  
Payee: Chevjon Danielle Cuffie  
Original Principal Amount: \$134,200.00

FILED FOR RECORD  
at 2:44 o'clock P M

MAR 11 2024

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Stinson*

**DEED OF TRUST:**

Date: April 28, 2022  
Grantor: Chevjon Danielle Cuffie  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. 2022-10490 in the real property records of **Hunt County, Texas**

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** Chevjon Danielle Cuffie

**PROPERTY:** The real property described as follows:

ALL THAT CERTAIN lot, tract or parcel of land, being Lot 5, Block 5, of the WRIGHT ADDITION to the City of Greenville, Hunt County, Texas, described by metes and bounds as follows:

Situated in the City of Greenville, Hunt County, Texas, a part of the John Gillespie Survey;

BEGINNING at a point, the same being the same intersection of the WBL of Walnut Street and the NBL of Spencer Street, the said point is the SE corner of Block 5 of Wright's Addition to the City of Greenville;

THENCE N with WBL of Walnut Street 68 ft.;

THENCE W 150 ft.;

THENCE S 68 ft., to the NBL of Spencer Street;

THENCE E 150 ft. with the said NBL of Spencer Street to the Place of Beginning, and being known as 2812 Walnut Street, Greenville, 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.



4811965

**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: April 2, 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:**

On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, 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 March 11, 2024.

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  
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Plano, Texas 75093