

DEC 12 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS §
 §
COUNTY OF VAN ZANDT §

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Wing Dingers Texas, LLC, dated May 15, 2020, and duly recorded as Document No. 2020-004345 in the Official Public Records of Van Zandt County, Texas (the "Deed of Trust"), I, William R. "Trip" Nix, as Substitute Trustee under the Deed of Trust, in order to satisfy certain indebtedness owed to Pride of Austin High Yield Fund I, LLC, a Texas limited liability company ("Lender") secured by the Deed of Trust, and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, January 2, 2024 (that being the first Tuesday of said month), at public auction, to the highest bidder for cash, at the north side of the Van Zandt County Courthouse located at 121 E. Dallas St., Canton, Texas 75103, or at such location as designated by the Commissioners' Court, at 10:00 a.m. of that day or not later than three (3) hours after that time, the property described on **Exhibit "A"** attached hereto.

Because the Deed of Trust may cover both real and personal property, notice is hereby given of Lender's election to proceed as to both the real and personal property covered thereby in accordance with Lender's rights and remedies in respect of the real property, pursuant to Texas Business and Commerce Code § 9.501(a).

The address of the undersigned Substitute Trustee, William R. "Trip" Nix, is 100 Congress Avenue, Suite 1800, Austin, Texas, 78701.

Assert and protect your rights as a member of the armed forces of the United States. If you are 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 immediately.

Exhibit "A"

Legal Description

All that certain 2.487 acre lot, tract or parcel of land situated in the Q.C. NUGENT SURVEY, ABSTRACT NO. 618, Van Zandt County, Texas; and being all of a called 1 acre tract known as Tract One and being all of a called 1.262 acre tract known as Tract Two, as conveyed to Oran Alton Smith and Doris M. Smith as recorded in Volume 1528, Page 872, Deed Records Van Zandt County, Texas (DRVZCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the southwesterly Right of Way line of IH 20, being the most northerly corner of said Tract Two, and also being the northeasterly corner of a called 3.798 acre tract of land conveyed to Henry C. Lewis, as recorded in Volume 2097, Page 130, DRVZCT;

THENCE South 64° 21' 01" East along said Right of Way line, passing through a 1" pipe found at a distance of 51.05 feet, for the most northerly corner of said Tract One, as conveyed to Oran Alton Smith and Doris M. Smith, as recorded in Volume 1528, Page 872, Deed Records Van Zandt County, Texas (DRVZCT), and continuing for a total distance of 259.35 feet to mag nail, with shiner stamped Bison Creek for corner, in or near the centerline of an old road;

THENCE South 30° 49' 31" West along or near the said centerline, a distance of 209.76 feet to a magnail, with shiner stamped Bison Creek, at most southerly corner of said Tract One;

THENCE South 24° 27' 47" West continuing along said centerline, a distance of 266.45 feet to a magnail, with shiner stamped Bison Creek, at most southerly corner of said Tract Two;

THENCE North 45° 55' 04" West, a distance of 267.00 feet to an axle found for corner, said axle being the most southerly corner to the aforementioned 3.798 acre Lewis tract;

THENCE North 26° 43' 42" East along the southeast line of said 3.798 acre Lewis tract, a distance of 390.94 feet to a POINT OF BEGINNING, containing 108,353 square feet or 2.487 acres of land.