

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** February 6, 2026

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

Date: July 19, 2024  
Maker: Wildcat Lending Fund One, LP  
Payee: Walk Off Ventures, LLC  
Original Principal Amount: \$420,000.00

**DEED OF TRUST:**

Date: July 19, 2024  
Grantor: Walk Off Ventures, LLC  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. 202400145508 in the real property records of Dallas County, Texas

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

**BORROWER:** Walk Off Ventures, LLC

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

Being Lot 2, in Block J, of Brookhaven Estates No. 5, an Addition to the City of Farmer Branch, Dallas County, Texas, according to the Map thereof recorded in Volume 42, Page 205, of the Map Records of Dallas County, 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.

**SUBSTITUTE TRUSTEES:**

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

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Carol Dunmon, Payton Hreha, Jeff Benton, Leslie Shuler  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038

2026 FEB - 9 PM 2:28  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY DEPUTY

**FILED**



4865655

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Date: March 3, 2026

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 north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners 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 February 6, 2026.

Shelley Ortolani

T. Micah Dortch, Lance Livingston, Luisa Ulluela,  
Shelley Ortolani, Mary Mancuso, Michele Hreha,  
Francesca Ortolani, Guy Wiggs, David Stockman,  
Brenda Wiggs, Donna Stockman, Janet Pinder,  
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,  
Angela Brown, Carol Dunmon, Payton Hreha, Jeff  
Benton, Leslie Shuler

PREPARED IN THE LAW OFFICE OF:  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

**CERTIFICATE OF POSTING**

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of February 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Dallas County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name: