at 9:47 FILED o'clock A M

SEP 0 3 2026

Nancy E. Rister
County Clerk, Williamson Co., TX

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. ***Property to Be Sold***. The property to be sold is described as follows: FIELD NOTES DESCRIBING A 0.14 OF AN ACRE OF LAND BEING A PORTION OF THE WEST ONE-HALF (1/2) OF BLOCK 28, RESUBDIVISION OF LOTS 5-8, BLOCK 28, GLASSCOCK ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET J, SLIDE 40 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 315, PAGE 87 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.14 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BYMETES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON ROD FOUND AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF ELM STREET AT THE NORTHWEST CORNER OF LOT 5, OF SAID SUBDIVISION, FOR THE SOUTHWEST CORNER OF SAID 0.14 OF AN ACRE OF LAND AND FOR THE POINT OF BEGINNING HEREOF; THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 08 MINUTES 35 SECONDS WEST A DISTANCE OF 50.29 FEET TO AN IRON ROD FOUND AT A POINT IN SAID LINE AT THE SOUTHWEST CORNER OF LOT 7, OF SAID SUBDIVISION, FOR THE NORTHWEST CORNER HEREOF; THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID LOT 7 AND WITH THE SOUTH LINE OF LOT 8, OF SAID SUBDIVISION, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 119.57 FEET TO AN IRON ROD FOUND AT A POINT IN THE WEST LINE OF THAT CERTAIN JEAN NEAL, ET UX 0.16 OF AN ACRE OF LAND, RECORDED IN VOLUME 1664, PAGE 201 OF SAID RECORDS, FOR THE NORTHEAST CORNER HEREOF; THENCE, WITH A PORTION OF SAID AFOREMENTIONED WEST LINE OF SAID NEAL TRACT AND WITH A PORTION OF THE WEST LINE OF THAT CERTAIN J. TREUHARD 0.10 OF AN ACRE OF LAND, SOUTH 00 DEGREES 28 MINUTES 02 SECONDS EAST A DISTANCE OF 50.29 FEET TO AN IRON ROD SET AT A POINT IN SAID LINE, FOR THE SOUTHEAST CORNER HEREOF; THENCE, WITH THE NORTH LINE OF SAID LOT 5, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 119.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 OF AN ACRE OF LAND, MORE OR LESS. NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

2. ***Instrument to be Foreclosed***. The instrument to be foreclosed is the Deed of Trust dated 04/05/2021 and recorded in Document 2021052207 real property records of Williamson County, Texas.

3. ***Date, Time, and Place of Sale***. The sale is scheduled to be held at the following date, time, and place:

Date:	01/05/2027
Time:	10:00 AM
Place:	Williamson County, Texas at the following location: AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; OR, AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. ***Terms of Sale***. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. ***Obligations Secured***. The Deed of Trust executed by DENNIS KALINOWSKA, provides that it secures the payment of the indebtedness in the original principal amount of $183,700.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank c/o TRUIST BANK, 1001 Semmes Ave, Richmond, VA 23224 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

_____

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.