

April 7, 2026

002222

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: BEGINNING AT AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 17 OF A REPLAT OF PARTS OF LOT 6, LOT 7 AND LOT 8, BLOCK 8, COLLEGE HEIGHTS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 2, SLIDE 49 OF THE PLAT RECORDS OF RUNNELS COUNTY.

THENCE WITH THE NORTH LINE OF LOT 7 AND SOUTH LINE OF AN ALLEY, EAST, AT 29.0 FEET PASS THE NORTHEAST CORNER OF LOT 7 AND NORTHWEST CORNER OF LOT 8 AND CONTINUING WITH THE NORTH LINE OF LOT 8 IN ALL 86.0 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF LOT 8 IN THE WEST LINE OF NORTH FANNIN STREET.

THENCE WITH THE WEST LINE OF NORTH FANNIN STREET, SOUTH 0 DEGREES 35 MINUTES WEST 60.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 18 OF SAID REPLAT FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF BLOCK 8 BEARS SOUTH 0 DEGREES 35 MINUTES WEST 142.0

THENCE WITH THE NORTH LINE OF LOT 18, WEST, AT 57.0 FEET CROSS THE WEST LINE OF LOT 8 AND EAST LINE OF LOT 7, AND CONTINUING IN ALL 86.0 FEET TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 18 IN THE EAST LINE OF LOT 17.

THENCE WITH THE EAST LINE OF LOT 17, NORTH 0 DEGREES 35 MINUTES EAST 60.0 FEET TO THE POINT OF BEGINNING.

COURSES ARE RELATED TO THE PLAT RECORDED IN VOLUME 2, SLIDE 45 OF THE PLAT RECORDS OF RUNNELS COUNTY.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/08/2008 and recorded in Book 306 Page 251 Document 1951 real property records of Runnels County, Texas.

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

Date: 04/07/2026

Time: 10:00 AM


Place: Runnels County, Texas at the following location: OUTSIDE THE FRONT DOOR OF THE COURTHOUSE, INCLUDING THE FRONT LANDING AND STEPS OF THE COURTHOUSE WHICH FACES US HIGHWAY 67 ALSO KNOWN AS HUTCHINGS AVENUE 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 WILLIAM T KENNEDY, provides that it secures the payment of the indebtedness in the original principal amount of \$37,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

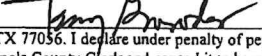
6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston,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


Chelsea Schneider
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.xome.com or (844) 400-9663

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 2/19/26 I filed this Notice of Foreclosure Sale at the office of the Runnels County Clerk and caused it to be posted at the location directed by the Runnels County Commissioners Court.

POSTED February 19th 2026
At 8:00 o'clock AM
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By  Deputy