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FILED
at 10:13 o'clock A M
OCT 12 2026
Nancy E. Rister
County Clerk, Williamson Co., TX

24TX577-0029
2318 RAINTREE PATH, ROUND ROCK, TX 78664

## NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:

LOT 8, BLOCK B, SOUTH CREEK, SECTION TEN, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET I, SLIDE 164, MAP OR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated October 6, 2021 and recorded on October 8, 2021 as Instrument Number 2021154857 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

**Sale Information:** January 05, 2027, at 10:00 AM, or not later than three hours thereafter, at the northeast basement door in the new addition to the Williamson County Justice Center, or as designated by the County Commissioners Court.

**Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:** The Deed of Trust executed by RANAE LANIER AND TITO ORNELAS secures the repayment of a Note dated October 6, 2021 in the amount of $381,954.00. CROSSCOUNTRY MORTGAGE, LLC, whose address is c/o Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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Substitute Trustee(s): David Ackel, Travis Kaddatz, Violet Nunez, Jacqualine Hughes, Aarti Patel, Ramiro Cuevas, Jami Grady, Aleena Litton, Joshua Sanders, Cary Corenblum, Shawn Schiller, Thalia Toler, Daniel McQuade, Daniel Hart, Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala, Jr., Taylor Grantham, ServiceLink Agency Sales and Posting, LLC, Dustin George

**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.**

**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.**

Jake Troye

Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Angela Zavala

Substitute Trustee(s): David Ackel, Travis Kaddatz, Violet Nunez, Jacqualine Hughes, Aarti Patel, Ramiro Cuevas, Jami Grady, Aleena Litton, Joshua Sanders, Cary Corenblum, Shawn Schiller, Thalia Toler, Daniel McQuade, Daniel Hart, Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala, Jr., Taylor Grantham, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 12th day of October, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).