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133 All American Way, Jarrell, TX 76537

at 1:54 FILED o'clock P M  
DEC 15 2025  
Nancy E. Ruster  
County Clerk, Williamson Co., TX

24-039833

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.**

**1. Date, Time, and Place of Sale.**

Date: 01/06/2026

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Williamson County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 5/26/2023 and recorded in the real property records of Williamson County, TX and is recorded under Clerk's File/Instrument Number 2023046501, with Zachary Sullivan (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Zachary Sullivan, securing the payment of the indebtedness in the original amount of \$202,072.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 9, BLOCK O, RANCHO DEL CIELO PHASE 1, SITUATED IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 2022099513, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Selene Finance LP, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
OWNER TRUSTEE FOR RCAF ACQUISITION TRUST  
9990 Richmond Ave Ste 400 South  
Houston, TX 77042

Angela Zavala

**SUBSTITUTE TRUSTEE**

Agency Sales and Posting LLC, OR  
AUCTION.COM LLC OR Angela Zavala, Michelle  
Jones, Richard Zavala, Jr or Sharlet Watts OR Kirk  
Schwartz, Esq., or Carson Emmons, Esq., or Justin  
Ritchie, Esq., or Jeffrey Kramer, Esq., c/o Albertelli  
Law

6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

**CERTIFICATE OF POSTING**

My name is Angela Zavala, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12/15/25 I filed at the office of the Williamson County Clerk and caused to be posted at the Williamson County courthouse this notice of sale.

Angela Zavala  
Declarant's Name: Angela Zavala  
Date: DEC 15 2025