

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.

Notice of Substitute Trustee's Sale

Date: November 10, 2025

Substitute Trustee: Laura Kupish or Hannah Wells

Lender: Crystal Creek Partners, LLC

Note: \$42,161.00

Deed of Trust

Date: November 8, 2024

Grantor: Montes & Chinn Properties L.L.C.

Lender: Crystal Creek Partners, LLC

Recording Information: Instrument No. 20240001885, Official Records, Willacy County, Texas

Property: The East Six (6') feet of Lot Thirteen (13), all of Lot Fourteen (14), and the West Nineteen (19') feet of Lot Fifteen (15), Block Three (3), Howard's Subdivision of Outlot "E", to the City of Raymondville, Willacy County, Texas, according to map thereof recorded in Volume 1. Page 13-B, Map Records, Willacy County, Texas.

County: Willacy

Date of Sale (first Tuesday of month): December 2, 2025

Time of Sale: The sale will begin at 1:00 P.M. or no later than three hours after that time.

Place of Sale: Front door of the courthouse facing South on West Hidalgo Avenue or as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

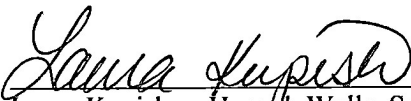
Laura Kupish or Hannah Wells is hereby appointed as Substitute Trustee. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

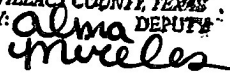
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

1:51 pm
FILED + posted
COUNTY COURT

NOV 10 2025



Laura Kupish or Hannah Wells, Substitute Trustee
551 N. Williams Rd., Suite A. (P.O. Box 1064)
San Benito, Texas 78586

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY:  DEPUTY