

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: December 6, 2024

Substitute Trustee: Laura Kupish or Norma Peralez

Lender: Crystal Creek Partners, LLC

Note: \$17,400.00

Deed of Trust

Date: September 14, 2023

Grantor: Reyes Barajas, Jr., joined by his wife, Rebecca Barajas

Lender: Crystal Creek Partners, LLC

Recording information: Book 0635, Page 0478 Official Records, Willacy County, Texas

Property: Lots Twenty-Nine (29) and Thirty (30), Block Eleven (11), ORIGINAL TOWNSITE OF RAYMONDVILLE, Willacy County, Texas, according to the map or plat thereof recorded in Volume 1, Page 71, Map Records, Willacy County, Texas.

County: Willacy

Date of Sale (first Tuesday of month): January 7, 2025

Time of Sale: 1:00 P.M.

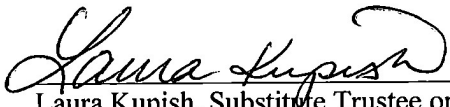
Place of Sale: Front door of the courthouse facing South on West Hidalgo Avenue, Raymondville, Texas, or as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

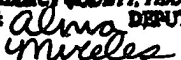
Laura Kupish or Norma Peralez are each appointed herein as a Substitute Trustee. Lender has instructed either Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee, or the 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.**

10:29 AM  
**FILED** + posted  
**COUNTY COURT**  
**DEC 16 2024**

  
Laura Kupish, Substitute Trustee or  
Norma Peralez, Substitute Trustee  
551 N. Williams Road, Suite C (P.O. Box 1064)  
San Benito, Texas 78586

JUANITA R. GARZA, CLERK  
WILLACY COUNTY, TEXAS  
BY:  ALMA MIRELES, DEPUTY