

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: August 8, 2025

Substitute Trustee: Laura Kupish or Norma Peralez

Lender: Crystal Creek Partners, LLC

Note: \$7,000.00

Deed of Trust

Date: June 21, 2024

Grantor: Juan J. Quiroga and Esmeralda Mata Quiroga

Lender: Crystal Creek Partners, LLC

Recording information: Inst. No. 20240001205, Official Records, Willacy County, Texas

Property: Lot Thirty (30), Block Forty-One (41), SAN PERLITA ORIGINAL TOWNSITE, Willacy County, Texas, according to the map or plat thereof recorded in Volume 1, Page 46, Map Records, Willacy County, Texas.

County: Willacy

Date of Sale (first Tuesday of month): September 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 Norma Peralez 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.

4:28 pm
FILED + posted
COUNTY COURT
AUG 11 2025


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

SERGIO A. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY  ALMA MIRELES
DEPUTY