

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 Trustee's Sale by Substitute Trustee
(Foreclosure Sale)**

Date: June 1, 2026

Substitute Trustee (appointed herein): Laura Kupish or Hannah Wells Juarez

Lender (current noteholder): Crystal Creek Partners, LLC

Note: \$24,400.00

Deed of Trust

Date: November 16, 2023

Grantor: Adrian Leos and Laura E. Montes, thereafter assumed by Laura E. Montes

Lender: Crystal Creek Partners, LLC

Recording Information: **Book 0635 Page 2251**, Official Records, Willacy County, Texas. **The property was thereafter conveyed to and debt assumed by Laura E. Montes by Assumption Warranty Deed dated September 17, 2024, recorded in Instrument No. 20240001730, Official Records, Willacy County, Texas.**

Property: **Lot Twelve [12], Block Four [4], Cisneros Estates Subdivision, Willacy County, Texas, according to the map or plat thereof recorded in Volume 3, Pages 77 and 78, Map Records, Willacy County, Texas.**

County: Willacy

Date of Sale (first Tuesday of month): July 7, 2026

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

Place of Sale: **By the 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.**

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Laura Kupish or Hannah Wells Juarez are appointed herein as Substitute Trustee (regardless of whether named in the Deed of Trust). 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.



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

97076828

FILED + Posted
COUNTY COURT @ 4:15 pm

JUN 15 2026

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