

**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: February 13, 2023

Substitute Trustee: Laura Kupish or Norma Peralez

Lender: CRYSTAL CREEK PARTNERS, LLC

Note: \$19,500.00

Deed of Trust

Date: September 16, 2022

Grantor: Omero Garcia Jr. and Aclael Garcia

Lender: CRYSTAL CREEK PARTNERS, LLC

Recording information: Book 0633, Page 9097, Official Records, Willacy County, Texas  
Property: Lots Twenty-Two (22) and Twenty-Three (23), Block Nine (9), 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): March 7, 2023

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.**

11:57a.m  
**FILED+POSTED**  
**COUNTY COURT**

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

**FEB 14 2023**

SUSANA R. GARZA, CLERK  
WILLACY COUNTY, TEXAS  
DEPUTY

BY: 