

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CRANE *

Date: September 8, 2023

Deed of Trust:

Date: February 3, 2023

Grantor: Joankel Garcia, 511 E. Austin Street, Kermit, Texas 79745

Beneficiary: C&Y Note Company, LLC

Recorded under Clerks Document Number 112328, Official Public Records, Crane County, Texas.

Property: Lot 29, Block 2, DC Townsend Addition III, Crane County, Texas, according to the map or plat thereof recorded in Cabinet 1, Page 79-81, map records of Crane County, Texas.

Date of Sale: October 3, 2023

Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Crane County Courthouse, bearing the address of 201 West 6th Street, Crane, Texas 79731

Designated Area: The main entrance of the Crane County Courthouse, bearing the address of 201 West 6th Street, Crane, Texas 79731 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

FILED
A 10:15 O'Clock A M.

Cole Sisto

Substitute Trustee – Norma Flores,
Marjorie Tencio, or Cole Sisto

SEP 11 2023
Alana Perez Deputy
JANIE MACIAS
County/District Clerk, Crane Co. Texas

For more information:

**P.O. Box 1249
San Marcos, Texas 78667
512-396-5115**