

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS** \*

**COUNTY OF CRANE** \*

**Date: December 11, 2025**

**Deed of Trust:**

**Date: August 4, 2022**

**Grantor: Carlos I. Duarte and Arely M. Moreno, 6501 Eastridge Road #H8, Odessa, Texas 79762**

**Beneficiary: C&Y Note Company, LLC**

**Recorded under Clerks Document Number 111704, Official Public Records, Crane County, Texas.**

**Property: Lots 24 & 25, Block 3, 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: January 6, 2026**

**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 6<sup>th</sup> Street, Crane, Texas 79731**

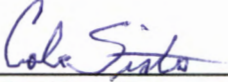
**Designated Area: The main entrance of the Crane County Courthouse, bearing the address of 201 West 6<sup>th</sup> Street, Crane, Texas 79731 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.**

**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 matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.**

FILED  
At 12:24 O'Clock P M.

DEC 12 2025  
  
ANDREA FLORES  
County/District Clerk, Crane Co. Texas

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

**For more information:**

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