

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CRANE *

Date: March 6, 2025

Deed of Trust:

Date: March 11, 2021

Grantor: Jose Felipe Viviano-Pena, 9005 Helen Avenue, Odessa, Texas 79766

Beneficiary: C&Y Note Company, LLC

Recorded under Clerks Document Number 109780, Official Public Records, Crane County, Texas.

Property: Lot 9, Block 5, DC Townsend Addition I, Crane County, Texas, according to the map or plat thereof recorded in Cabinet 1, Page 72-75, map records of Crane County, Texas.

Date of Sale: April 1, 2025

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

Cole Sisto

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

For more information:

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

At 1:09 FILED P M.
O'Clock

MAR 10 2025

Andrea Flores

ANDREA FLORES
County/District Clerk, Crane Co. Texas