

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS** \*

**COUNTY OF CRANE** \*

**Date: February 5, 2025**

**Deed of Trust:**

**Date: February 9, 2022**

**Grantor: Beatrys Valles, 522 Wolfe Drive, Odessa, Texas 79766**

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

**Recorded under Clerks Document Number 111026, Official Public Records, Crane County, Texas.**

**Property: Lot 7, Block 6, DC Townsend II, Crane County, Texas, according to the map or plat thereof recorded in Cabinet 1, Page 76-78, map records of Crane County, Texas.**

**Date of Sale: March 4, 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 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.**

At 11:20 FILED  
O'Clock A M.

FEB - 7 2025  
*Andrea Flores*  
ANDREA FLORES  
County/District Clerk, Crane Co. Texas

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

**For more information:**

**P.O. Box 1249**

**San Marcos, Texas 78667**

**512-396-5115**