

NOTICE OF TRUSTEE'S SALE

FILED  
JAN 02 2024

LIZ CHAPMAN  
CLERK COUNTY COURT, PECOS CO., TEXAS  
By \_\_\_\_\_ Deputy

Date of Notice: December 28<sup>th</sup>, 2023

Trustee: Jonathan Jasniak

Trustees' Addresses: Jonathan Jasniak  
404 Wimberly St.  
Fort Worth, Texas 76107

Lender: Jaz Land, LLC, a Texas limited liability company  
404 Wimberly St.  
Fort Worth, Texas 76107

Holder: Jaz Land, LLC, a Texas limited liability company  
404 Wimberly St.  
Fort Worth, Texas 76107

Note: That certain Promissory Note Title dated July 13<sup>th</sup>, 2023, from Juan Carlos Trevino, as borrower, to Lender, as lender, in the original principal amount of \$69,311.04

Deed of Trust:

Date: Effective as of July 13<sup>th</sup>, 2023

Grantor: Juan Carlos Trevino

Lender: Jaz Land, LLC, a Texas limited liability company

Holder: Jaz Land, LLC, a Texas limited liability company

Recording Information: File # 2022-180315 DT Pecos County, TX

Property: **LOT 14 OUT OF SECTION 160, BLOCK B, GC THURMAN SURVEY, ABSTRACT NO. 777 IN PECOS COUNTY, TX**

County: Pecos County, Texas

Date of Sale (first Tuesday of the month): February 6<sup>th</sup>, 2024

Time of Sale: 10:00 a.m. or 1:00 p.m.


Place of Sale: Pecos County Courthouse, 103 W Callaghan St Fort Stockton, TX 79735

Jonathan Jasniak (individually, a "Trustee") has been appointed by Holder as a Trustee under the Deed of Trust. Holder has instructed them as Trustee or as an individual Trustee, whichever the case may be, to offer the Property for sale toward satisfaction of said Note.

Notice is given that on the Date of Sale, a 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 (3) hours thereafter.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee(s) may bind and obligate the mortgagor(s) to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations or warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 of the Texas Property Code. 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.

  
Jonathan Jasniak, Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
  §  
COUNTY OF Tarrant   §

This instrument was acknowledged before me on this 28<sup>th</sup> day of December, 2023, by Jonathan Jasniak, Trustee, in such capacity.

  
NOTARY PUBLIC, STATE OF TEXAS.

**AFTER FILING RETURN TO:**

Jaz Land, LLC  
404 Wimberly St.  
Fort Worth, Texas 76107

