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SUBSTITUTE TRUSTEE'S DEED

Date: March 5th, 2024

Substitute Trustee: Bryan Bass

Deed of Trust:

Date: Effective as of July 13th, 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: 2023-183677 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

Promissory Note (the "Note"):

Date: July 13th, 2023

Original Principal Amount: \$69,311.04

Borrower: Juan Carlos Trevino

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

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

Date of Sale: March 5th, 2024

Time of Sale: 11:12 AM

Price of Sale: 69,311.04

Place of Sale: Pecos County Courthouse

Buyer: Jaz Land, LLC

Buyer's Mailing Address: 404 Wimberly St

Fort Worth, TX 76101

FILED
MAR 05 2024 @ 11:22

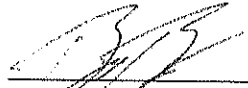
LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By: JC Deputy

A default existed under the Deed of Trust due to Grantor's failure to make payment(s) under the Note when due. Pursuant to that certain Notice of Default, Demand for Payment, and Intent to Accelerate letter dated December 6th, 2023, from Holder to Grantor, Holder formally (i) notified Grantor of such default and gave Grantor at least twenty (20) days to cure same, (ii) made demand for all past-due amounts, being further described therein, and (iii) notified Grantor that if Grantor failed to cure the default within the time provided, Holder would accelerate the Note and immediately demand payment for the entire unpaid principal balance together with all accrued, unpaid interest, as well as all fees and expenses as allowed by law and by the Note and Deed of Trust. Grantor thereafter failed to cure such default within the time provided. Therefore, Holder (a) directed the Substitute Trustee to enforce the terms of the Deed of Trust through foreclosure, and (b) pursuant to that certain Notice of Acceleration and Notice of Foreclosure dated February 8th, 2024, from Holder to Grantor, formally notified Grantor that the maturity date of the Note had been accelerated and that all sums secured by the Deed of Trust had been, and were thereby, declared to be immediately due and payable.

At least twenty-one (21) days before the Date of Sale, a Notice of Substitute Trustee's Sale stating the time, place, and terms of sale of the Property was properly posted, filed, and delivered to each debtor obligated to pay the debt. In accordance with the Deed of Trust and the Texas Property Code, the Substitute Trustee thereafter sold the Property to Buyer, who was the highest bidder at the public auction, for the Price of Sale. The sale was made on the Date of Sale, began within three (3) hours of the Time of Sale, and was concluded by 4:00 p.m.

The sale of the Property was conducted in strict accordance with law and with the terms of the Deed of Trust. All the conditions and prerequisites to the sale were performed. Holder appointed and substituted the undersigned as Substitute Trustee under the Deed of Trust pursuant to that certain Appointment of Substitute Trustee dated February 27th, 2024. As Substitute Trustee, the undersigned is vested with and succeeds to all the powers and duties given to the original trustee.

Pursuant to the powers set forth in the Deed of Trust, Substitute Trustee, subject to any prior liens and other exceptions to conveyance and warranty in the Deed of Trust, for the Price of Sale paid by Buyer as consideration, hereby grants, sells, and conveys the Property to Buyer, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Substitute Trustee binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and other exceptions to conveyance and warranty in the Deed of Trust.



Bryan Bass,
Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Pecos §

This instrument was acknowledged before me on this 5th day of MARCH, 2024, by Bryan Bass, Substitute Trustee, in such capacity.



NOTARY PUBLIC, STATE OF TEXAS

