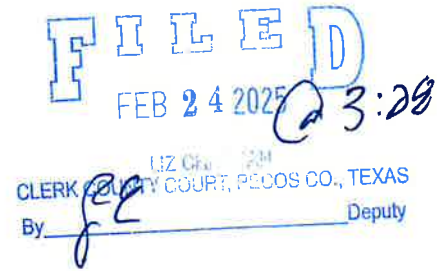


NOTICE OF TRUSTEE'S SALE

Date of Notice: February 18th, 2025
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 18th, 2022,
from Raul Rojas Jr. and Raul C. Rojas, as borrower, to
Lender, as lender, in the original principal amount of
\$23,190.05

Deed of Trust:

Date: Effective as of July 18th, 2022
Grantor: Raul Rojas Jr. and Raul C. Rojas
Lender: Jaz Land, LLC, a Texas limited liability company
Holder: Jaz Land, LLC, a Texas limited liability company

Recording
Information: File # 2022-179759 DT Pecos County, TX

Property: **Lot 5 out of a Boundary Survey of 364.30 Grid Acres, more or less, lying in Pecos County, Texas, being the H. & G. N, R.R. Co. Survey Ninety-Nine (99), Block Eight (8), Abstract No. 243, and also being out of and part of that same certain tract described in conveyance document to Ed Prue Living Trust, recorded in Volume 730, Page 118 of the Pecos County Official Public Records, Pecos County and more particularly described by the plat attached.**

County: Pecos County, Texas

Date of Sale (first
Tuesday of the month): April 1st, 2025

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 Hudspeth §

This instrument was acknowledged before me on this 16th day of February, 2025, 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

