

NOTICE OF TRUSTEE'S SALE

Date of Notice: August 6th, 2025
Trustee: Jonathan Jasniak
Trustees'
Addresses: Jonathan Jasniak
404 Wimberly St.
Fort Worth, Texas 76107

FILED
AUG 08 2025
LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By *[Signature]* Deputy

10:56 AM

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 December 6th, 2023, from Nathaniel Sanchez, as borrower, to Lender, as lender, in the original principal amount of \$36,441.51

Deed of Trust:

Date: Effective as of December 6th, 2023
Grantor: Nathaniel Sanchez
Lender: Jaz Land, LLC, a Texas limited liability company
Holder: Jaz Land, LLC, a Texas limited liability company
Recording Information: File # 2024-185010 DT Pecos County, TX
Property: **LOT 18 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): September 2nd, 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 Tarrant §

This instrument was acknowledged before me on this 6th day of August, 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

