

FILED  
JAN 05 2026

NOTICE OF TRUSTEE'S SALE

Date of Notice: December 30<sup>th</sup>, 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 April 21<sup>st</sup>, 2021, from Claudia Cabrera, as borrower, to Lender, as lender, in the original principal amount of \$29,339.03

Deed of Trust:

Date: Effective as of April 21<sup>st</sup>, 2021

Grantor: Claudia Cabrera

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

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

Recording Information: File # 2021-175057 Pecos County, TX

Property: NE/4 of NW/4 of Section 41, Block 10, Certificate 2/362, Abs 489,  
H&GN Rwy Co Survey, Pecos County, TX

County: Pecos County, Texas

Date of Sale (first

Tuesday of the month): February 3<sup>rd</sup>, 2026

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 30<sup>th</sup> day of December, 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

