

#5

NOTICE OF TRUSTEE'S SALE

Date of Notice: January 13th, 2025
Trustee: Jonathan Jasniak
Trustees' Addresses: Jonathan Jasniak
404 Wimberly St.
Fort Worth, Texas 76107

— FILED —
1/13/2025 4:36 p m
Terri Berry, County Clerk
Gaines County, Texas
BY [Signature]
Deputy
pg1

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

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

Note: That certain Promissory Note Title dated April 28th, 2024, from Julian Zapata Zapata, as borrower, to Lender, as lender, in the original principal amount of \$129,189.53

Deed of Trust:

Date: Effective as of April 28th, 2024
Grantor: Julian Zapata Zapata
Lender: Jaz Land, LLC
Holder: Jaz Land, LLC
Recording Information: File # 2024-02263 DT Gaines County, TX
Property: **Lot 23 out of 639.820, being all of Section 4, Block A25 of the Public School Land Survey, Abs No. 952 in Gaines County, TX**

County: Gaines County, Texas

Date of Sale (first Tuesday of the month): February 4th, 2025

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

Place of Sale: Gaines County Courthouse, 101 S Main St Seminole, TX 79360

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. pg 2

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.

pg 3


Jonathan Jasniak, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Howard §

This instrument was acknowledged before me on this 13th day of January, 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

