

NOTICE OF TRUSTEE'S SALE

Date of Notice: March 25th, 2025

Trustee: Jonathan Jasniak

Trustees'
Addresses: Jonathan Jasniak
404 Wimberly St.
Fort Worth, Texas 76107

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 March 28th, 2024, from James Christopher Sandoval and Vanessa Chavez, as borrower, to Lender, as lender, in the original principal amount of \$129,189.53

Deed of Trust:

Date: Effective as of March 28th, 2024

Grantor: James Christopher Sandoval and Vanessa Chavez

Lender: Jaz Land, LLC

Holder: Jaz Land, LLC

Recording
Information: File # 2024-1348 DT Ward County, TX

Property: 85.00 Acres out of Section 84, Block 34 of the H & TC RR Co Survey, Abs No. 1361 & 524 in Ward County, TX and being a portion of that certain 235.321 acre tract described in doc 2023-3946 of the official public record in Ward County, TX

County: Ward County, Texas

Date of Sale (first
Tuesday of the month): May 6th, 2025

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

Place of Sale: Ward County Courthouse, 400 S Allen Ave, Monahans, TX 79756

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

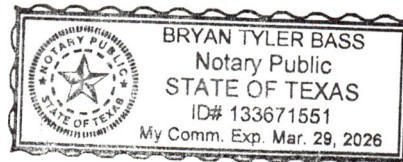
STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 25th day of March, 2025, by Jonathan Jasniak, Trustee, in such capacity.

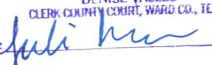

NOTARY PUBLIC, STATE OF TEXAS

AFTER FILING RETURN TO:

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



FILED
MAR 27 2025

DENISE VALLES
CLERK, COURTHOUSE, WARD CO., TEXAS
Clerk:  Deputy