

**NOTICE OF TRUSTEE'S SALE**

Date of Notice: April 23<sup>rd</sup>, 2024

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 25<sup>th</sup>, 2022,  
from Maria G Deras Rivera, as borrower, to Lender, as  
lender, in the original principal amount of \$60,288.45

Deed of Trust:

Date: Effective as of April 25<sup>th</sup>, 2022

Grantor: Maria G Deras Rivera

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

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

Recording  
Information: File # 2022047997 Lubbock County, TX

Property: Lot 2 out of Section 9, Block P, E.L. & R.R. R.R. Co. Survey,  
**Abstract No. 359 in Lubbock County, TX**

County: Lubbock County, Texas

Date of Sale (first  
Tuesday of the month): June 4<sup>th</sup>, 2024

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

Place of Sale: Lubbock County Courthouse, 904 Broadway St Lubbock, TX  
79403

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**

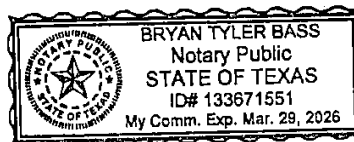
STATE OF TEXAS       §  
                                  §  
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 23<sup>rd</sup> day of April, 2024, 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 AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
04/26/2024 10:55 AM  
FEE: \$2.00  
2024017056

FILED AND RECORDED  
COUNTY OF LUBBOCK, TEXAS  
APR 26 2024  
10:55 AM  
FEE: \$2.00  
2024017056