

NOTICE OF TRUSTEE'S SALE

Date of Notice: March 4th, 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 September 20th, 2023, from Andrew Fougrousse and Luara Fougrousse, as borrower, to Lender, as lender, in the original principal amount of \$47,334.38

Deed of Trust:

Date: Effective as of September 20th, 2023
Grantor: Andrew Fougrousse and Laura Fougrousse
Lender: Jaz Land, LLC, a Texas limited liability company
Holder: Jaz Land, LLC, a Texas limited liability company
Recording Information: File # 233445 Jones County, TX
Property: **Lot 4 out of a 160.472 Acre Tract out of Section 15, Block 17, T &P Railroad Company Survey, Jones County, TX**

County: Jones County, Texas

Date of Sale (first Tuesday of the month): April 2nd, 2024

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

Place of Sale: Jones County Courthouse, 1100 12th St Anson, TX 79501

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.

POSTED NOTICE
DATE 03-08-24 TIME 8:19 AM
LeeAnn Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: *Anil Logarao*

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 7th day of March, 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

