

**POSTED NOTICE**

**DATE** 2-09-24 **TIME** 8:38 am

Lee Ann Jennings  
**JONES COUNTY CLERK, JONES CO.,TX**

**BY:** Ariel Rozame

**NOTICE OF TRUSTEE'S SALE**

Date of Notice: February 8<sup>th</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 September 14<sup>th</sup>, 2023, from Mark Calero, as borrower, to Lender, as lender, in the original principal amount of \$47,334.38

Deed of Trust:

Date: Effective as of September 14<sup>th</sup>, 2023

Grantor: Mark Calero

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

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

Recording Information: File # 233447 Jones County, TX

Property: **Lot 6 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): March 5<sup>th</sup>, 2024

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

Place of Sale: Jones County Courthouse, 1100 12<sup>th</sup> 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.

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.

