

Notice of Foreclosure Sale

(Trustee Sale)

**Date : March 28th, 2025**

**FILED**

APR - 7 2025 11:25Am

Deed of Trust Information:

Recording: Instrument No. 2024-00468457

Date: April 18th, 2024

GRANTOR: TUNG VAN NGUYEN

BENEFICIARY: Pebble Creek Financial, LLC, a Texas limited liability company

Original Principle: Forty-Nine Thousand Eight Hundred Thirty and 00/100 Dollars (\$49,830.00)

PROPERTY COUNTY: LEON COUNTY

PROPERTY PID #: 620742

PROPERTY:

Being 7.038 acres, more or less, out of the James DeAtley Survey, Abstract 235, Leon County, Texas, and being the same property described in a deed dated September 16th, 2019, from Prism Midstream, LLC to Catahoula Midstream, LLC, recorded in Volume 1769, Page 246, of the Official Records of Leon County, Texas, and further being the residual of a 15.418 Acre Tract described in Volume 593 Page 112 of the Official Records of Leon County Texas and (SAVE & EXCEPT) a 6.0 Acre Tract described in Volume 1030 Page 420 of the Official Records of Leon County Texas, Texas and (SAVE & EXCEPT), a 2.38 Acre Tract described in Volume 1109 Page 119 of the Official Records of Leon County Texas, therefore leaving 7.038 acres, conveyed herein; together with all buildings, fixtures and other types of improvements situated thereon.

SALE INFORMATION:

Date of Sale: Tuesday, June 3rd, 2025

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$53,955.23 by Pebble Creek Financial, LLC

Place of Sale: INSIDE THE MAIN LOBBY of Leon County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the Leon County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghani

Contact: info@pebblecreekco.com Office: 936-463-8217

Address: 380 Flores Rd Livingston, Tx 77351

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

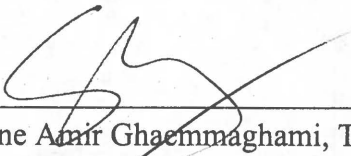
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shane Amir Ghaemmaghani as Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice or within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien or the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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 immediately.**

Signed and Executed By:



Shane Amir Ghaemmaghami, Trustee  
March 28th, 2025

**CM # 9589 0710 5270 2384 9127 09**

After Recording, please Return to:  
Pebble Creek Investments, LLC  
380 Flores Rd  
Livingston, Tx 77351