



Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2104720

Foreclosure Posting
NOTICE OF FORECLOSURE

Recorded On: December 27, 2021 10:56 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2104720
Receipt Number: 20211227000013
Recorded Date/Time: December 27, 2021 10:56 AM
User: Tammy R
Station: Clerk Station

Record and Return To:

PEBBLE CREEK INVESTMENTS
380 FLORES RD
LIVINGSTON TX 77351



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds
Freestone County Clerk
Freestone County, TX

Renee Reynolds

Notice of Foreclosure Sale

(Trustee Sale)

Date : December 17th, 2021

Deed of Trust Information:

Date: January 9th, 2021

GRANTOR: Fernando Merjil and wife, Maria Guadalupe Sotelo

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Twenty Thousand Four-Hundred Sixty and 00/100 Dollars (\$20,460.00)

PROPERTY COUNTY: FREESTONE COUNTY

PROPERTY:

Tract One:

0.274 acres, more or less, out of Abstract 556, of the J. Sanchez Survey, Freestone County, Texas, and being the same property described in deed dated July 20th, 1966 from C.E. Neal to Antoine S. Itchue and wife, Virginia Itchue, recorded in Volume 361, Page 422, Official Records of Freestone County, Texas

Tract Two:

0.49 acres, more or less, out of Abstract 556, of the J. Sanchez Survey, Freestone County, Texas, and being the same property described in a deed dated June 6th 2003, from Frances Anna Tyler to Virginia F. Itchue, recorded in Volume 1240 Page 483 of the Official Deed Records of Freestone County, Texas

SALE INFORMATION:

Date of Sale: Tuesday, February 1st, 2022

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

Opening Bid: \$19,732.75, by Pebble Creek Investments, LLC

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

Trustee: Shane Amir Ghaemmaghami, as rights and privileges addressed in DEED OF TRUST

Trustee's Address: 380 Flores Rd. Livingston, TX 77351

*For Sale Info email: amirg1020@gmail.com

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 Ghaemmaghmi 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 Ghaemmaghmi, Trustee
December 17th, 2021

CM # 7021 0350 0000 4952 7906