

Notice of Foreclosure Sale

NO. \_\_\_\_\_ TIME 10:40AM

(Trustee Sale)

Date : January 25th, 2024

JAN 30 2024

DONECE SEGORY, COUNTY CLERK  
TYLER COUNTY, TEXAS

Deed of Trust Information:

BY [Signature]

Date: April 2nd, 2020

GRANTOR: Nestor Delao and Idalia M. Guerrero

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Thirty-One Thousand One-Hundred Sixty and 00/100 Dollars (\$31,160.00)

PROPERTY COUNTY: TYLER COUNTY

PROPERTY ADDRESS: 151 CR 1458 WARREN, TX 77664

PROPERTY:

**Being 2.628 acres, more or less, out of and a part of the J.A. Hodges Survey, Abstract 385, Tyler County, Texas, and being the same land described in a Deed dated March 30, 1989, from Johnny F. Sheffield et ux to Wilma J. Du Bose, of record in Volume 481, Page 148 of the Tyler County Deed Records.**

SALE INFORMATION:

Date of Sale: Tuesday, March 5th, 2024

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

Opening Bid: \$32,254.76 by Pebble Creek Investments, LLC

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

Trustee: Shane Amir Ghaemmaghmi, 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:



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Shane Amir Ghaemmaghmi, Trustee  
January 25th, 2024

**CM# : 9589 0710 5270 0479 2530 34**