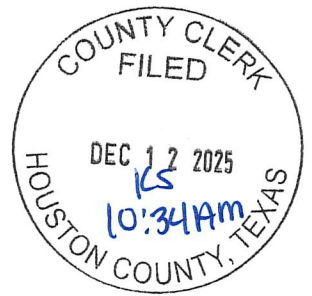


Notice of Foreclosure Sale

(Trustee Sale)

Date : December 1st, 2025



Deed of Trust Information:

Recording: Instrument No. 20223858

Date: October 28th, 2022

GRANTOR: TY NGUYEN

BENEFICIARY: PEBBLE CREEK INVESTMENTS, LLC, a Texas limited liability company

Original Principle: Twenty-Six Thousand Seven-Hundred Ninety-Five and 00/100 Dollars (\$26,795.00)

PROPERTY COUNTY: HOUSTON COUNTY

PROPERTY:

Being 1.439 acres out of and a part of the R.R. Russell Survey, A-76, Houston County, Texas

SALE INFORMATION:

Date of Sale: Tuesday, February 3rd, 2026

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

Opening Bid: \$26,000.48, by Pebble Creek Investments, LLC

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

Trustee: Shane Amir Ghaemmaghami

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 Ghaemmaghami 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
December 1st, 2025

CM # 9589 0710 5270 2384 9138 29