

+Posted

Notice of Foreclosure Sale

(Trustee Sale)

Date : May 26th, 2026

FILED FOR RECORD
June 5, 2026
 AT 11:00 O'CLOCK A M
 MARGO NOBLE, COUNTY CLERK
 SAN AUGUSTINE COUNTY
 SAN AUGUSTINE, TEXAS
 BY *Chanda King*
 DEPUTY

Deed of Trust Information:

Recording: Instrument No. 00085657, Volume 531, Page 489
 Date: April 22nd, 2025
 GRANTOR: MICHAEL S. OWENS and wife, KYM M. OWENS
 BENEFICIARY: Pebble Creek Financial, LLC
 Original Principle: Fifty-Nine Thousand Four Hundred Seventy and 00/100 Dollars
 (\$59,470.00)
 PROPERTY COUNTY: SAN AUGUSTINE COUNTY

PROPERTY:

Being Lots Seven (7) and Eight (8), Block Five (5), Magnolia Park Addition of the City of San Augustine, San Augustine County, Texas, as depicted upon the maps or plats of said subdivision, thereof recorded in Volume 45, Pages 494 and 495, of the Deed and/or Plat Records of San Augustine Texas, to which said plat and its recording reference is hereby made for all intents and purposes, together with all buildings, structures and other types of improvements now existing or hereafter constructed or placed upon the above described tract of land, inclusive of all goods which are or are to become fixtures, now or hereafter located in or about such land and/or improvements thereon, including the Mobile Home taxed under Acct #: 2033-81035-000020, San Augustine County Taxing Authorities. (Tax Account #'s: 18207 and 20986)

SALE INFORMATION:

Date of Sale: Tuesday, August 4th, 2026
 Time of Sale: 10:00 AM or within Three hours Thereafter
 Opening Bid: \$61,394.61, by Pebble Creek Investments, LLC
 Place of Sale: INSIDE THE MAIN LOBBY of San Augustine County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the San Augustine 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.

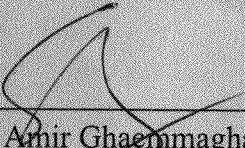
2. Shane Amir Ghaemmaghami as Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice or within three hours after that time.

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
May 26th, 2026

CM # 9589 0710 5270 2384 8831 22