

10,003

POSTED

MAY 15 2026

TIME 10:15 AM  
BY: Chelsea Clark  
SANDRA K. DUCKWORTH, COUNTY CLERK

**Notice of Foreclosure Sale**

May 15, 2026

Deed of Trust ("Deed of Trust"):

Dated: April 5, 2022  
Grantor: Angelos H. Kolobotos  
Original Trustee: Shane Amir Ghaemmaghami  
Substitute Trustee: Isaac Drake Allison and/or Lisa Olds  
Lender: Pebble Creek Investments, LLC  
Recorded in: Volume 764 Page 49, of the real property records of Newton County, Texas

Legal Description: Being 4.00 acres, more or less, situated in the John A. McClanahan Survey, Abstract 330, Tract 69, Newton County, Texas, and being the same property described in a deed dated August 25th, 1989, from James L. Smith and wife, Elouise Stark Smith to Charles H. Dougherty and wife, Terri L. Dougherty, recorded in Volume 360, Page 208, of the official deed records of Newton County Texas, with said 4.00 acre tract being more particularly described by fieldnotes recorded in said deed and the same upon Exhibit "A", Attached to the Deed of Trust Dated April 5, 2022 from Angelos H. Kolobotos To Shane Amir Ghaemmaghami, Trustee, to Secure the Indebtedness and Performance in favor of Pebble Creek Investments, LLC, all as therein provided, recorded in Volume 764 Page 49 of the Deed Records of Newton County, Texas. Also known as: 457 FM 1416, Bon Wier, Texas 75928

Secures: Note ("Note") in the original principal amount of \$36,225.00, executed by Angelos H. Kolobotos ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, July 7, 2026  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: At the area as designated by the County Commissioner's Court, county of Newton, state of Texas, or at the place this notice is posted if no area has been designated by the Commissioners' Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Current Lender bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Pebble Creek Investments, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Pebble Creek Investments, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Pebble Creek Investments, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Pebble Creek Investments, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Pebble Creek Investments, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

*Lisa Olds*

---

**LISA OLDS**, as Substitute Trustee

408 W. Bluff

P.O. Box 2099

Woodville, Texas 75979

(409) 283-2811

(409) 291-7042

**EXHIBIT "A"**

**FIELD NOTES OF 4.00 ACRES OF LAND**

**- MADE FOR -**

**JAMES L. SMITH**

Being 4.00 acres of land, more or less, out of and a part of Abst. 330, John A. McLanahan Survey, Newton County, Texas, and being a part of a certain 6.97 acre tract (3.96 acres by resurvey) as described in a deed from Earl W. Davis, et ux, to G. W. Barrow, dated May 25, 1953, and recorded in Vol. 154, Pg. 122, of the Newton County Deed Records. The said 4.00 acres of land being more fully described by metes and bounds as follows, to-wit:

**BEGINNING** at a 3/4" pipe for the Northeast corner of said 6.97 acre tract.

**THENCE S. 84° 00' W.** with the most northerly North line of said 6.97 acre tract, at 110.32 ft. to a 1/2" iron rod for the most northerly Northwest corner of said 6.97 acre tract.

**THENCE S. 12° 37' E.** with the most northerly West line of said 6.97 acre tract, at 408.58 ft. to a 1/2" iron rod for an interior corner of same.

**THENCE S. 80° 19' W.** with the most westerly North line of said 6.97 acre tract, at 265.22 ft. to a concrete marker for corner in the East R.O.W. line of F. M. Road #1416, and 40 ft. perpendicular distance from the center-line of same.

**THENCE** with the East R.O.W. line of said F. M. Road as follows: (1) S. 1° 06' E. 100.00 ft. (2) S. 4° 30' W. 100.00 ft. (3) S. 10° 22' W. 98.88 ft. to a concrete marker for corner in the Southwest line of said 6.97 acre tract, and in the Northeast edge of a narrow graded road.

**THENCE S. 38° 48' E.** with said line and the Northeast edge of said graded road, at 230.86 ft. to a concrete marker for corner.

**THENCE N. 51° 12' E.** at 317.63 ft. to a concrete marker for corner in a Northeast line of said 6.97 acre tract.

**THENCE N. 39° 43' W.** with said line, at 149.10 ft. to a concrete marker for an interior corner of said 6.97 acre tract.

**THENCE N. 34° 30' E.** with a Southeast line of said 6.97 acre tract, at 112.50 ft. to an old iron bolt adjacent to a 3/4" pipe for a corner of said 6.97 acre tract.

**THENCE N. 5° 59' W.** with the most northerly East line of said 6.97 acre tract, at 528.17 ft. to the place of beginning, containing 4.00 acres of land as herein described.



*James L. Smith*  
**REGISTERED PUBLIC SURVEYOR**  
April 5, 1989