

FILED FOR RECORD
AT 8:05 O'CLOCK A M

NOTICE OF TRUSTEE'S SALE

DEC 05 2025

DATE: December 5, 2025

LIEN FOR UNPAID ASSESSMENTS

Sandra Clark
Clerk, County Court, Sabine County
By *Angie Hoyer* DEPUTY

OWNER: E. Paul Marceaux

PROPERTY: Being Lots 554, Unit 5, Pendleton Harbor Subdivision, fka Hide-A-Way Harbor Subdivision, according to the Plat thereof in Vol. I Page 119, Plat Records Sabine County, Texas

RECORDING INFORMATION: By the Protective Covenants, Restrictions and Lot Assessments for Pendleton Harbor recorded in Volume 360, Page 420, et. seq. of the Official Public Records of Sabine County, Texas, and any and all amendments and/or supplements thereto. (the "Declaration") Pendleton Harbor Property Owner's Association ("The Association") has been granted an assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by expedited order and non-judicial sale on certain property situated in Sabine County, Texas, to secure the payment of real property assessments, attorney's fees and related charges.

TRUSTEE: Scott W. Stover

DATE OF SALE: (first Tuesday of month) Tuesday, **January 6, 2026.**

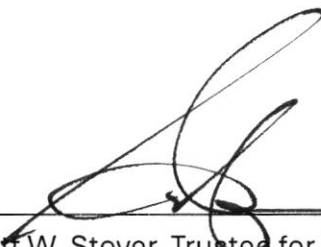
TIME OF SALE: No earlier than 10:00 am and no later than 1:00 pm.

PLACE OF SALE: On the doorsteps of the north entrance of the Sabine County Courthouse, located at 201 Main St, Hemphill, Texas, or at the location designated for such sales by the County Commissioner's Court.

E. Paul Marceaux, upon property owned by **him** and described in said Declaration has made default in the payment of dues and assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments

and related charges, including attorney's fees. The earliest time the sale will begin is 10:00 am, and the sale will be conducted no later than three hours after that time.



Scott W. Stover, Trustee for Pendleton Harbor Property Owner's Association