

FILED FOR RECORD
AT 1:46 O'CLOCK P M

JUL - 2 2026

Sauvie Clark
Clerk, County Court, Sabine County
By *Angela Hefner* DEPUTY

NOTICE OF TRUSTEE'S SALE

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.

DATE: July 2, 2026

LIEN FOR UNPAID ASSESSMENTS

OWNER: Steve B. Kohlman

PROPERTY: Being Lot T-1574, Unit 15, of the Pendleton Harbor Subdivision, according to the Plat thereof in Vol. 1 Page 162, 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. **The lien is filed in Vol 447 Pg 176, Official Records of Sabine County, Texas.**

TRUSTEE: Scott W. Stover

DATE OF SALE: (first Tuesday of month) Tuesday, **August 4, 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.

Steve B. Kohlman, 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.

A handwritten signature in black ink, appearing to read 'S. Stover', is written over a horizontal line.

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