

FILED

Notice of Trustee's Sale

2026 AUG -4 AM 11:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Pine Valley Owners Association, Inc. a/k/a The Pine Valley Subdivision, executed by Double Diamond, Inc., as Declarant, and recorded on or about August 2, 1985, at Volume 189, Page 697, in the Real Property Records of Franklin County, Texas, including any amendments thereof, additions, annexations, and supplements thereto, and entitled "Covenants and Restrictions on and for The Pine Valley Subdivision" (the "Declaration"), designating The Pine Valley Owners Association, Inc. a/k/a The Pine Valley Subdivision (the "Association") to administer and enforce the Covenants and Restrictions contained in the Declaration, and providing for a lien against the individual lots located in the Subdivision to secure payment of assessments and related charges levied against the lots for common expenses;

WHEREAS, Pine Valley Property Owners Association, Inc. ("Association") is vested with the power to enforce the lien. The Association's address is P.O. Box 670716 Dallas, Texas 75367-0716; and

WHEREAS, **Jerome F Muhlbauer** is the owner of a lot at the Subdivision (hereinafter "Lot"), which Lot is described as follows: **AB 306 J MAX LT 537 PINE VALLEY**

WHEREAS, Pine Valley Property Owners Association, Inc. (the "Association"), has a power of sale in connection with the assessment lien; and

WHEREAS, the undersigned has been appointed Trustee by the Association, upon the contingency and in the manner authorized by the Declaration and by Texas law; and

WHEREAS, default has occurred in the payment of the assessments and the same are now wholly due in the amount of **\$3,526.05**, plus accruing interest, late charges, attorney's fees and costs, and the Association has requested the undersigned to sell the property the subject hereof to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 8th day of September 2026, between the hours of 10:00 a.m. and 4:00 p.m. of that day, I or another Trustee will, as Trustee, under the authority conferred by the said Declaration and Texas law, sell at public auction to the highest bidder for cash, the above-described Lot.

THE EARLIEST TIME AT WHICH THE SALE WILL OCCUR IS 10:00 a.m. THE SALE WILL TAKE PLACE AT THE FRANKLIN COUNTY COURTHOUSE, MOUNT VERNON, TEXAS, AT THE SOUTH COURTHOUSE STEPS.

DATED this 4th day of August 2026

TRUSTEE



Chad Weitzul