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B-1847.3

NOTICE OF TRUSTEE'S SALE

Owner: **Ed Kelly**

Association: Post Oak Lane Townhomes Owners Association ("Association")

Declaration: Condominium Declaration for **POST OAK LANE TOWNHOMES**, recorded in Volume 14, Page 60, et seq., on December 4, 1973, of the Condominium Records of Harris County, Texas, and all amendments thereto.

Trustee: William S. Chesney III or Richard R. Flores

Property: Condominium *Unit No. 16, in Building D*, in **POST OAK LANE TOWNHOMES**, a condominium regime according to the Declaration recorded in Volume 14, Page 60, et seq., of the Condominium Records of Harris County, Texas, and all amendments thereto.

Date of Sale: Tuesday, November 3, 2026

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.; *the earliest time at which the Sale pursuant to this Notice will occur is 11:30 a.m.*

Place of Sale: At such location at *9401 Knight Road, Houston, Harris County, Texas 77045*, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the DECLARATION, the **Association** was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the DECLARATION; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner(s), are secured by a lien ("Lien") upon the respective property in said regime for which assessment(s) is/are levied.

The **Owner**, by the acceptance of his/her Deed in and to the **Property**, expressly vested in the **Association** or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code, as set forth in the DECLARATION. The **Owner** is in default in the payment of said maintenance assessments; and the **Association** has demanded payment of all delinquent amounts from the **Owner**; and the **Association** intends to have the provisions of the DECLARATION enforced. The **Association** has appointed and directed the TRUSTEE to enforce said rights and powers as set forth in the DECLARATION for the purpose of collecting the indebtedness secured by the Lien.

NOTICE is here given that on the **Date of Sale** and **Time of Sale**, TRUSTEE will offer the **Property** for sale at public auction at the **Place of Sale** to the highest bidder(s) for CASH. The Sale pursuant to this Notice shall be made subject to any and all ad valorem taxes, federal income tax liens, or other liens (which may or may not be in default) having priority over the Lien in favor of the **Association**, subject to all matters of record affecting the above-described **Property** and with no warranty of title whatsoever.

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.

EXECUTED in multiple originals this 23rd day of September, 2026.

William S. Chesney III, Trustee
9225 Katy Freeway, Ste. 250
Houston, Texas 77024-1564/Ph. 713.814.5309