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.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Notice is hereby given of a non-judicial, trustee sale.

1. Property to Be Sold. The property to be sold is described as follows:
Timeshare Condominiums interval interest, being certain individual Unit and Week number(s), all being interval interest out of the Inverness by the Sea Condominiums (a/k/a Captain's Cove Resort), a timeshare condominium regime in Galveston County, Texas according to that certain Declaration establishing a Condominium Regime, Covenants, Conditions and Restrictions dated April 15, 1983, executed by Sunward Developers, Inc., and recorded under Clerk's File No. 8313536 in the Real Property Records of Galveston County, Texas, as may be amended; together with rights, privileges, appurtenances, easements, restrictions of record and applicable percentage interests as a tenant in common with the holders of other undivided interests in and to the common elements of the Project appurtenant to the unit(s) and unit-week(s). ("Property").

Said Property includes but is not limited to any interest (whether interval interest or other) which below said Owner maintains in said property, **Save and except**, any interest which said Owner rightfully conveyed the interest away to any third party.

2. Named Owners (collectively referred to herein as "Owner"):

Quinn Pace
Jerry Lenhart
Beverly Wolf
International Condominium Wholesalers, Inc. (a/k/a "ICW")
TO Properties L.L.C.

Said named Owners, were in the business of selling interval interest. Accordingly, said Owner(s) shall be inclusive of but not limited to, any trust for which the named Owner(s) is/are an acting trustee, co-trustee or representative. In the event the Owner is an acting representative, officer, member, director or executive of any other entity, company or d/b/a, for which the Owner were/are acting on behalf of in the sale of said interval interest, whether the party be named herein or otherwise, is to be considered included herein as if specifically named.

3. Date, Time and Place of Sale. The sale is scheduled to be held at the date, time and place:
Date: Tuesday, December 3, 2019

Time: The sale shall begin no earlier than 10:00AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00PM.

Place: Galveston County Courthouse, Galveston, Texas, at the following location: the designated area in front of the entrance to the Judicial Section of the Galveston County Courthouse located 722 Moody, Galveston, Galveston County, Texas 77550.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, however such sale shall be subject to the provisions of the Condominium Declaration which further provide that the Association has a secure interest in the Property for the obligation and the liability of the debtors of the Property to pay the assessment and maintenance fees described in the Declaration of which those amounts are owed to the Association (the "Indebtedness") and the Declarations provide that the Association may have the bid credited to the note up to the amount of the Indebtedness, at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed, but prospective bidders are reminded that by law the 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

5.Type of Sale. The sale is a non-judicial foreclosure sale, being conducted pursuant to terms set forth in the Condominium Covenants, Conditions and Restrictions (herein "Declarations") which was filed of record and executed by Sunward Developer and recorded under Galveston Clerk's File No. 8313536 in the office of the County Clerk of Galveston County, State of Texas, on April 15, 1983, in the Deed Records, as amended, modified supplemented, and restated including the by-laws, and all other exhibits and documents attached thereto together with the appurtenant common elements described in the Declarations.

6. Obligations Secured. The Declaration provides that said liens were assigned to the Association to secure the obligation and liability of the owners of the property to pay the assessments fees described in the Declaration and by such Declarations the Association was granted the right and power to enforce the liens by foreclosure, whereas the Owner is/are owners of certain interval interest in the property, whether such interest be by clerical error, scrivener error, or other; said parties maintain an ownership interest and therefore have been placed on notice, and accordingly because of such ownership, owe the Association Assessment Fees ("Indebtedness") and have failed and/or refused to pay said Indebtedness after written notice and demand for payment was provided to the last know address of record. Accordingly, a Debt remains and the Obligation of said Debt is secured by the interest in said Property.

7. Default and Request to Act. Default has occurred under the Declarations; the Association has appointed the undersigned as (substitute) trustee to conduct this sale. Notice is given that before the sale the trustee may appoint another person or substitute trustee to conduct the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Service Members Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 of Texas Property Code.

THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED HEREIN, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AND AGENT FOR THE ASSOCIAITION.

Dated: November 8, 2019

Mark A. Gray, Esq.
Trustee
P.O. Box 262454
Houston, Texas 77207
Tel. (713) 378-6447, Ext. 112
Fax (713) 378-6421
Email: mgray@icsmanagement.net

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 8th day of November 2019, by Mark A. Gray, acting in his capacity as trustee for the Captain's Cove Resort, Inc.

JACKIE HOOVER
My Notary ID # 11466291
Expires January 19, 2023

Notary Public for the State of Texas

FILED

Instrument Number: *FILED2019001473*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 11/08/2019 2:08PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.

THE STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*