

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. Said sale having been initially scheduled for December 3, 2019.

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) owned by said individual/entities, 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. Ownership interest being a 1/51st ownership interest in various units, and better identified in notices submitted to each Owner.

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, January 7, 2020

Time: The sale shall begin no earlier than 10:00AM and said 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.

FILED

Instrument Number: *FILED2019001572*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 12/09/2019 12:16PM

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.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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