

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Diamond Beach Owners Association, Inc.** by those certain instruments entitled: (a) Declaration of Diamond Beach Condominium ("the "Declaration"), which is filed in the Condominium Records of Galveston County, Texas, under File Number 2009003602, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Diamond Beach Owners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Galveston County, Texas conveying the property described below to Jonathan Roach;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Jonathan Roach resulting from Jonathan Roach default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on FEBRUARY 4, 2020 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place in the first-floor lobby of the Galveston County Courthouse, 722 Moody (21st Street), Galveston, Texas 77550 or as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as further designated by the Galveston County Commissioners.

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common

Elements located in and being part of DIAMOND BEACH CONDOMINIUMS, a Condominium Project in Galveston County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Film Code No. 2009003602 and amended by Film Code No. 2009018080 of the Real Property Records of Galveston County, Texas

Condominium Unit Number Seven Hundred Seventeen (717), and the space encompassed by the boundaries thereof; and

An undivided percent ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto. and more commonly known as 10327 San Luis Pass Road #717, Galveston, TX 77554

EXECUTED this the 14th day of January 2020.



Melissa McLain, Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Clayton Hearn, Noelle Hicks, Edward (Teddy) Holtz, Ashley Koirtyohann, Brady Ortego, Eric B. Tonsul, Agent and Trustee for Diamond Beach Owners Association, Inc.

Return to:
ROBERTS MARKEL WEINBERG BUTLER HAILEY PC
2800 Post Oak Blvd., Suite 5777
Houston, Texas 77056

14330-00007

FILED

Instrument Number: *FILED2020000122*

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Filing Date: 01/14/2020 2:41PM

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

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