

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 per attached Exhibit "A", being listed as individual Unit and Week number(s), more specifically identified therein, 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;

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

Date: Tuesday, May 5, 2020

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.

3. 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.

4. 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.

5. 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 owners of the properties have failed and/or refused to pay said indebtedness after written notice and demand for payment for said indebtedness was provided.

6. 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.

EXHIBIT "A"

The unit, week and season, as described herein below in this Exhibit "A", all 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, and as amended thereafter; 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 and unit-week described below:

Unit No.	Week No.	Last Name	First Name
102	21	Lockhart	John P. & Estate of Patsie Lockhart
110	34	Lockhart	John P. & Estate of Patsie Lockhart
108	14	Polacek	Estates of Carl & Janice
215	42	Polacek	Estates of Carl & Janice
104	18	Lucero Family Trust, Dated	April 17, 2001
108	18	Lucero Family Trust, Dated	April 17, 2001
109	10	Wartsbaugh	George C. & Annie
117	37	Smith	Sheryl
214	39	Smith	Sheryl
119	43	Andrews	Joni and Joel
201	44	Morales	Daniel & Teresa
202	08	Falquecee	Joseph M. & Diane H.
207	40	Rose	Mark & Teresa
217	18	Kuchar	Lieu
302	02	De Tamble	Richard J. & Betty J.
303	34	Alexander	Charles C. & Barbara J.
211	04	Sowalskie	Rodney & Hazel
305	28	Boyd	Mac
305	28	Edwards	Wayne
305	28	Llewellyn	Beth

FILED

Instrument Number: *FILED2020000437*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 03/18/2020 4:07PM

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.*