M700052055 ADEWUNMI, BAMIDELE O FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, BAMIDELE O ADEWUNMI and EUNICE B ADEWUNMI, husband and wife, as tenants by the entirety (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 42, Unit(s) W43, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,470.64, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan., 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000039*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:29AM

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.*

M700053596 ARCENEAUX, ANDREA A FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, ANDREA A ARCENEAUX and SIDNEY J ARCENEAUX III, Her Husband, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 45, Unit(s) W34, Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $16,030.00, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan., 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000040*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:29AM

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.*

M700051151 BARRETT, WILLIAM M. FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, WILLIAM M. BARRETT and MARY A. BARRETT, husband and wife, as tenants by the entirety (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 52, Unit(s) E25, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $5,658.78, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan., 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000041*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:29AM

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.*

M700046086 BOLAN, ROBERT D FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, ROBERT D BOLAN and REGINA B BOLAN, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 40, Unit(s) E25, "B" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $5,401.38, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000042*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:29AM

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.*

M700052087 BROWN, JUNE FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, JUNE BROWN and PAULA HANEY and KEVIN BROWN, as joint tenants with right of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 30, Unit(s) E22, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,961.73, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
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- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000043*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:29AM

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.*

M700045195 CALVIN JR, RICHARD W FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, RICHARD W CALVIN JR and EVELYN G CALVIN, husband and wife, as joint tenants with right of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 14, Unit(s) E23, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,717.21, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000044*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:34AM

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.*

M700051585 CLARK, CERA C FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, CERA C CLARK and SAMMIE A FIEST, husband and wife, as joint tenants with right of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 45, Unit(s) W43, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,961.73, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

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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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000045*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:34AM

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.*

M700051746 COPE, RONALD FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, RONALD G COPE and MICHELLE E COPE, husband and wife, as joint tenants with right of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 10, Unit(s) W14, N/A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,644.72, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000046*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:34AM

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.*

M700045923 COPELAND, DENISE S FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DENISE S COPELAND and MAXIE L COPELAND JR, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 22, Unit(s) E27, "B" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $4,073.96, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000047*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:34AM

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.*

M6277718 COPLEN, VALERIE FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, VALERIE COPLEN, A single woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 2, Unit(s) E26, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,470.64, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000048*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700047009 DAUZAT, MICHAEL L FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, MICHAEL L DAUZAT and CHRISTINE L DAUZAT, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 46, Unit(s) E26, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $9,675.82, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000049*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700053150 DAVIES, DOUGLAS W FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DOUGLAS W DAVIES and EDITH H BOOTH, husband and wife, as tenants by the entirety (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 36, Unit(s) E34, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $9,784.32, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000050*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700042149 EASLEY, SHERRY FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, SHERRY EASLEY (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 46, Unit(s) W35, Side year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $4,015.87, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000051*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M6274375 ELLWANGER, JAMIE LYNN FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, JAMIE LYNN ELLWANGER, A Single Woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 36, Unit(s) W20, A, Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,375.10, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000052*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700045604 FARLEY, ERIC D FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, ERIC D FARLEY and VANESSA L. WILLIAMS, as joint tenants with right of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 15, Unit(s) W23, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $5,488.01, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819
5_TX_GBR_C_NOTICE OF SALE

2019 1218v

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000053*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700052539 FARRELL, THOMAS L FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, THOMAS L FARRELL, SR and DIANE K YBARRA, husband and wife, as tenants by the entirety (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 37, Unit(s) W15, N/A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $5,829.94, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000054*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700042452 FONTENOT, MICHAEL C FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, MICHAEL C FONTENOT and MICHELLE L FONTENOT, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 51, Unit(s) E20, "AB" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $4,824.86, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000055*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700053906 FORNEA III, CARL J FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, CARL J FORNEA III and GLADYS F FORNEA, husband and wife, as tenants by the entirety (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 46, Unit(s) W20, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,627.01, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13TH day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000056*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700047403 GILLESPIE, JEFFREY FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, JEFFREY GILLESPIE and STACEY LYNN HUMPHREYS, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 04, Unit(s) E19, Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $5,829.94, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000057*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700053506 GOSS, JOHN F FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, JOHN F GOSS and PAMELA D GOSS, husband and wife, as joint tenants with right of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 51, Unit(s) E26, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $5,942.55, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000058*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:38AM

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.*

M700053232 GRESHAM, DEBBY S FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DEBBY S GRESHAM (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 21, Unit(s) E38, N/A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $5,016.76, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000059*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:44AM

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.*

M700042037 GUERRERO, MICHAEL A FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, MICHAEL A GUERRERO and MIRTA GUERRERO, husband and wife, as tenants by the entirety (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 48, Unit(s) E29, N/A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $4,232.44, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000060*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:44AM

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.*

M700057314 GURGANUS, DIANE FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DIANE S GURGANUS and ROBERT GURGANUS (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 31, Unit(s) W21, Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,381.88, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
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- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000061*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:44AM

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.*

M700058897 GURGANUS, DIANE FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DIANE S GURGANUS and ROBERT GURGANUS, wife and husband, as joint tenants with right of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 36, Unit(s) E12, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $1,438.44, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

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The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000062*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:44AM

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.*

M700058423 GURGANUS, DIANE S FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DIANE S GURGANUS and ROBERT GURGANUS, Her Husband, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 12, Unit(s) E33, "B" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $1,438.44, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000063*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:44AM

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.*

M6274265 HALLIGAN, DOROTHY BARBARA FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DOROTHY BARBARA HALLIGAN, A Single Woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 32, Unit(s) E35, A, Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,717.21, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000064*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:44AM

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.*

M700051965 HAYNES, YVONNE M FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, YVONNE M HAYNES, A Single Woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 51, Unit(s) W45, Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $4,232.44, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000065*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:44AM

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.*

M700048344 HINOJOSA, EFREN FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, EFREN HINOJOSA and MARISELA MILLER, as joint tenants with right of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 35, Unit(s) E35, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,199.63, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000066*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:44AM

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.*

M700051672 HOUSEMAN, PATRICIA B FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, PATRICIA B HOUSEMAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 46, Unit(s) W23, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $7,099.06, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000067*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:44AM

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.*

M6491618 HOWELL, BOBBY REX FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BOBBY REX HOWELL and MYRNA DUDLEY HOWELL, His Wife and DARLA MARLECE HOWELL, A Single Woman, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 16, Unit(s) W53, "AB" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,220.64, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000068*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700051320 HUFFMAN, MARK E FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, MARK E HUFFMAN and DONNA A SQUIBB, husband and wife, as tenants by the entirety (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 23, Unit(s) W34, N/A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,644.72, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

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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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

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- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000069*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M6266098 JONES, DEBORAH C. FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DEBORAH C. JONES, A Single Woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 2, Unit(s) E34, "B" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $1,949.63, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020 by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000070*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700048577 LACKEY, JAY C FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, JAY C LACKEY and CYNTHIA A LACKEY, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 50, Unit(s) E35, "B" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,199.63, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000071*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700053463 LANDA, ISABEL FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, ISABEL LANDA, a Single Woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 8, Unit(s) E26, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $8,157.80, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000072*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700053471 LEBER, TIM L FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, TIMOTHY JOHN LEBER and AMANDA J LEBER, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 18, Unit(s) E25, "A" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $15,151.88, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000073*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700051036 LEHMAN, CHARLENE J. FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, CHARLENE J. LEHMAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 44, Unit(s) E34, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $5,618.32, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000074*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700042491 MARSHALL, MARJORIE F FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, MARJORIE F MARSHALL (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 52, Unit(s) E58, Side year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,644.72, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000075*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700046447 MATZKE, BRET A FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, BRET A MATZKE and REBECCA S MATZKE, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 24, Unit(s) W35, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $10,808.87, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000076*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700047410 MCALLISTER, BARBARA J FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, BARBARA J MCALLISTER (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 43, Unit(s) E33, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $7,256.80, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000077*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M6215861 MCCOURT, CLELAND E FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, CLELAND E MCCOURT (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 2, Unit(s) E41, N/A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated April 9, 2011, and recorded in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $9,559.10, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
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- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000078*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700050358 MCCRACKEN, BRADLEY J FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, BRADLEY J MCCRACKEN, A Single Man (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 12, Unit(s) W15, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $7,517.42, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000079*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700047002 MEADE, VALMON V FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, VALMON V MEADE and KAREN S MEADE, His Wife, As joint tenants with full rights of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 16, Unit(s) E26, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $9,108.80, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000080*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700054048 MEDINA, EDWARD M FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, EDWARD M MEDINA and IDA MEDINA, His Wife, As Joint Tenants With Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 30, Unit(s) W22, "B" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $9,148.96, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000081*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:46AM

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.*

M700047125 MERRELL, DONALD W FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DONALD W MERRELL and TONYA R MERRELL, His Wife, As joint tenants with full rights of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 09, Unit(s) E18, Side year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $8,853.03, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13TH day of January, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000082*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:55AM

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.*

M700056712 MIDDLETON, BONNIE K FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, SHERMAN C MIDDLETON and BONNIE K MIDDLETON, husband and wife, as joint tenants with right of survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 44, Unit(s) E24, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,199.63, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000083*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:56AM

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.*

M700043066 NUMBERS, MICHAEL L FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, MICHAEL L NUMBERS and LAURA E NUMBERS (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 15, Unit(s) W21, Side year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $18,049.69, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000085*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:56AM

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.*

M6269670 NUNES DE ANDRADE, DHANYEL FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DHANYEL NUNES DE ANDRADE and GIZELE VASCONCELOS PRATA, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 8, Unit(s) E11, N/A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,423.25, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000086*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:56AM

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.*

M700046087 PENSON, MARJORIE E FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, MARJORIE E PENSON, A Single Woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 29, Unit(s) E27, "A" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $5,162.13, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13TH day of JAN, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020 by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000087*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:56AM

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.*

M700052927 POWELL, KYLE D FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, KYLE D POWELL and ANGELA M POWELL, Husband and Wife, as Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 9, Unit(s) E24, "B" Side year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $7,256.80, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000088*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:56AM

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.*

M700051464 RAMSER, SARAH M FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, SARAH M RAMSER, A Single Woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 43, Unit(s) E12, "A" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,511.92, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000089*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:56AM

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.*

M700054025 ROBERSON, JAMES E FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, JAMES E ROBERSON and SANDRA ROBERSON, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 39, Unit(s) E22, "A" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $8,306.74, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000090*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:56AM

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.*

M6265354 ROBLES RUEDA, MARTIN RAFAEL FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, MARTIN RAFAEL ROBLES RUEDA, A Single Man and JUANA MARIA DEL ROSARIO OROZCO VELAZQUEZ, A Single Woman, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 50, Unit(s) E14, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $1,466.27, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of JAN, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000091*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700042374 ROUTON, LARRY W FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, LARRY W ROUTON and KIMBERLY A ROUTON, His Wife, As Joint Tenants With Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 17, Unit(s) E28, Side year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,644.72, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000092*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700046295 SIMMONS, JACKIE R FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, JACKIE R SIMMONS and ANN VERONICA MCDONALD (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 32, Unit(s) E24, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,199.63, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000093*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700057348 SMITH, THOMAS J FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, THOMAS J SMITH (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 13, Unit(s) W24, N/A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,627.86, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000094*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700045917 STEPHENSON, LANE T FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, LANE T STEPHENSON and EMILY C STEPHENSON, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 35, Unit(s) W23, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $6,601.95, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
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- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000095*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700050613 STEWART, ESTER A. FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, ESTER A. STEWART and CHRIS K. LETT, wife and husband, as tenants by the entirety (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 4, Unit(s) E22, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $13,875.27, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

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- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
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- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000096*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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, County Clerk
Galveston County, Texas

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

M700053212 SYMONS, JOHN R FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, JOHN R SYMONS and JACQUELINE SYMONS, husband and wife, as tenants by the entirety (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 52, Unit(s) E12, A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $1,245.55, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

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EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000097*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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, County Clerk
Galveston County, Texas

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

M6481772 TELFORD, DAVID L FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DAVID LEE TELFORD and KAREN ELAINE TELFORD, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 26, Unit(s) E16, "B" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,117.07, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000098*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700053260 TERRY, VICKI FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, VICKI TERRY, a Single Woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 52, Unit(s) E26B, Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $8,548.10, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020 by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000099*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700043858 TILFORD, MARK FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, MARK TILFORD and MARGARET H TILFORD, His Wife, As Joint Tenants with Full Rights of Survivorship (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 9, Unit(s) E20, Side year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $4,765.05, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TR as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000100*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M6196196 WALDEN, ALICE FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, ALICE WALDEN, A Single Woman as her Sole and Separate Property (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Period 48, Unit(s) W31, N/A Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $9,609.66, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department

Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000101*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700057976 WALKER, MOLLIE D FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MOLLIE D WALKER, A Single Woman (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 31, Unit(s) E22, "A" Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $3,717.21, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020 by Mandie B. Gaston, who is personally known to me (or who has produced TPL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000102*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700050394 WARFIELD, TIMOTHY J FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, TIMOTHY J WARFIELD, A Single Man (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week(s) Interest Week 18, Unit(s) E34B, Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $2,199.63, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

DISCLOSURE NOTICE CONCERNING LEGAL AND ECONOMIC RISKS OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH

WARNING: THE FOLLOWING NOTICE OF POTENTIAL RISKS OF ECONOMIC LOSS TO YOU AS THE PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

Instrument Number: *FILED2020000103*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 01/13/2020 9:59AM

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.*

M700050845 WILSON, DEANNA O FEB 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas KNOW ALL MEN BY THESE PRESENTS:
County of Galveston

WHEREAS, DEANNA O WILSON (whether one or more, "Borrower") is/are the owner(s) of certain real *property more* particularly described as follows:

> Interval Ownership Interest Week(s) Period 44, Unit(s) W43, B Side, year in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122, on July 12, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, current unpaid expenses due and owing amount to $4,765.05, wherein Holiday Inn Club Vacations Incorporated ("Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated September 13, 2019, (and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien), which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Galveston Beach Resort Condominium Association, Inc., all in accordance with the terms and conditions of the Declaration;

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Declaration and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

1. Mandie B. Gaston	2429 Dalworth St., Grand Prairie, TX 75050
2. Denise Gomez	1201 Elm Street, Suite 4600, Dallas, TX 75270
3. Christina Craven	1201 Elm Street, Suite 4600, Dallas, TX 75270

WHEREAS, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Lien have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (*e.g.* a senior

mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Declaration;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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NOW THEREFORE, notice is hereby given that on Tuesday, February 4, 2020, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

EXECUTED on the 13th day of Jan, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2429 Dalworth St., Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 1/13/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated, 9271 South John Young Parkway, Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

Much of the Gulf of Mexico coastline is eroding at rates of more than five feet per year. Erosion rates for all Texas Gulf property subject to the open beaches act are available from the Texas General Land Office.

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

(1) determine the rate of shoreline erosion in the vicinity of the real property; and

(2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.

FILED

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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.*