M700042968 ALGHALI, PATRICIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, PATRICIA A ALGHALI, 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 16, Unit(s) W21, Annual 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 $2,490.75, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001283*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M700047194 ALLDAY, JEFFREY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

> Interval Ownership Period 18, Unit(s) E26, B Side, Every 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001284*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M6484254 ALLEN, WILLIAM NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WILLIAM W ALLEN A/K/A WILLIAM WESLEY ALLEN, 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 44, Unit(s) W50, Annual 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 $3,455.21, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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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- **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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- **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: *FILED2020001285*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M700052483 AMORE, CHERIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHERIE I AMORE, 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 10, Unit(s) E12, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001286*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M700042089 AVILEZ, LOUIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LOUIS AVILEZ and ROSA AVILEZ, 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 Period 45, Unit(s) E18, N/A Side, Every 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 $3,731.32, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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;

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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

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: *FILED2020001287*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M700057251 BAILEY, VIRGIL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, VIRGIL R BAILEY and CAROL J BAILEY, HUSBAND AND WIFE (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 42, Unit(s) E24, A Side, Annual 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 $2,903.35, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001288*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M700054236 BARKSDALE, FREDRICK NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, FREDRICK BARKSDALE A/K/A FREDERICK BARKSDALE, 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 10, Unit(s) E21, Side, Annual 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 $14,536.80, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001289*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M6292622 BECKOM, EVA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, EVA M BECKOM A/K/A EVA MAE BECKOM and CHARLES A BECKOM, 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 45, Unit(s) E29, Annual 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 $1,402.31, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001290*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M6286017 BELL, ROBERT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ROBERT ALAN BELL and SHARON ANN BELL, 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 8, Unit(s) W11, Even 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001291*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M6286920 BLAZEJEWSKI, MATTHEW NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MATTHEW J BLAZEJEWSKI and RENEE Y BLAZEJEWSKI, 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 07, Unit(s) W14, Side, Odd 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 $1,281.71, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001292*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M700046784 BOYD, JOHN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JOHN M BOYD and LISA A BOYD, 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 49, Unit(s) E26, B Side, Annual 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001293*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:14AM

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.*

M6288206 BRADLEY, MICHAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MICHAEL BRADLEY and JANET AELLIS BRADLEY, 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 38, Unit(s) W51, Side, Even 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001294*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700050367 BRADY, TIFFANY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, TIFFANY M BRADY, 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 32, Unit(s) W23, A Side, Annual 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 $2,538.69, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001295*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700053382 BRATCHER, BRIAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BRIAN BRATCHER and CHRISTINA BRATCHER, 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 51, Unit(s) E22, A Side, Annual 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 $11,472.62, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001296*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M6482780 BRINKLEY, JOHN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOHN STEWART BRINKLEY and ROBERTA JEAN BRINKLEY, 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 41, Unit(s) W42, AB Side, Annual 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 $1,629.20, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001297*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700046277 BRYANT, DEEWITT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DEEWITT T BRYANT and HELENE P BRYANT, 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 41, Unit(s) W35, Side, Annual 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 $17,001.70, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001298*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700046356 BURK, DELORES NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

> Interval Ownership Interest Week 51, Unit(s) E24, B Side, Annual 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001299*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M6480824 CALAMBA, SUSAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SUSAN H CALAMBA A/K/A SUSAN HENERA CALAMBA, 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 25, Unit(s) E14, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001300*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700045061 CAMARGO, SUSAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SUSAN M PIETTE A/K/A SUSAN M CAMARGO, 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 13, Unit(s) E20, A Side, Annual 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 $3,907.36, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001301*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700043909 CAMPBELL, JONATHAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JONATHAN R CAMPBELL and JANA L CAMPBELL, 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 3, Unit(s) E25, B Side, Annual 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001302*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M710000096 CECIL, PAUL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PAUL E CECIL and ANN EDENS-CECIL, 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 Period 24, Unit(s) E28, N/A Side, Every 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 $3,831.32, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001303*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700044202 CHRISTIAN, WELDON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WELDON W CHRISTIAN and ELLEN I CHRISTIAN, 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 52, Unit(s) W23, B Side, Annual 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001304*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700045769 CLANTON, GARRY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GARRY L CLANTON and DENISE A CLANTON, 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 8, Unit(s) E25, A Side, Annual 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 $5,307.39, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001305*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700056315 COLLINS, STACEY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, STACEY E COLLINS and CONNIE J MEEKER, 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 Period 1, Unit(s) E27, A Side, Odd 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 $1,306.81, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001306*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700048566 DERRYBERRY, C GORDON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, C GORDON DERRYBERRY and JANE O DERRYBERRY (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 4, Unit(s) E35, B Side, Annual 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 $1,502.65, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001307*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M6717500 DEVLIN, TRACI NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, TRACI JOLENE DEVLIN, 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 10, Unit(s) E59, Side, Even 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 $1,402.31, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001308*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M6286208 DUNHAM, JASMINE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JASMINE BO DUNHAM, 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 01, Unit(s) E13, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001309*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M6284583 EGAN, MEGAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MEGAN SUE EGAN, A MARRIED WOMAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 6, Unit(s) E28, Side, Even 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001310*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:15AM

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.*

M700048283 ELANJICKAL, SOSAMMA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

> Interval Ownership Period 38, Unit(s) W15, N/A Side, Every 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 $2,894.86, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001311*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700057337 ELANJICKAL, SOSAMMA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SOSAMMA ELANJICKAL and NANCY ELANJICKAL, 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 Period 33, Unit(s) E21, N/A Side, Every 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 $2,490.75, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001312*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M710000044 ERICKSON, ROGER NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ROGER ERICKSON and GHADA ERICKSON, HUSBAND AND WIFE (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Period 37, Unit(s) E17, B Side, Every 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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

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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: *FILED2020001313*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M6259221 FINN, MICHELLE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MICHELLE HO FINN, A SINGLE PERSON (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

Interval Ownership Interest Week 51, Unit(s) W20, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001314*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M6287378 FREAY, EDDIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, EDDIE FREAY and CATALINA FREAY, 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 7, Unit(s) E11, Odd 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 $1,281.71, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001315*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700048994 FUNTANILLA, EFREN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, EFREN M FUNTANILLA and FE V FUNTANILLA, 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 Period 17, Unit(s) E35, B Side, Every 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001316*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M6482436 GARCIA, ROMAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ROMAN GARCIA, A MARRIED MAN and STEFANIE ALMENAR GARCIA, 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 41, Unit(s) E32, B Side, Annual 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001317*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700048192 GARRIS, DAVID NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DAVID M GARRIS and LYNN A GARRIS, 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 Period 15, Unit(s) W43, B Side, Every 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001318*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700053759 GIBSON, SCOTT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SCOTT J GIBSON and KITTY S GIBSON, 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 51, Unit(s) E33, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001319*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700042195 GIFFORD, JOSEPH NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JOSEPH GIFFORD and CINDY R GIFFORD, 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 Period 41, Unit(s) W25, N/A Side, Every 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 $1,430.27, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001320*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M6479667 GILL, GLENDA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, GLENDA J GILL A/K/A GLENDA JEANEEN GILL and JAMES W GILL JR A/K/A JAMES WOODSON GILL JR, 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 14, Unit(s) W35, Side, Annual 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 $2,845.55, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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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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: *FILED2020001321*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700045424 GIRLING, CHARLES NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CHARLES M GIRLING and PATRICIA J GIRLING, 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 Period 36, Unit(s) E39, N/A Side, Every 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 $1,402.31, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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.**
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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: *FILED2020001322*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700052150 GRAVETT, FAYE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

> Interval Ownership Period 41, Unit(s) E12, A Side, Odd 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 $1,306.81, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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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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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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 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: *FILED2020001323*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700050616 GUILLORY, CLARENCE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CLARENCE P GUILLORY and VELMA A GUILLORY, 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 Period 4, Unit(s) W35, N/A Side, Every 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 $4,457.42, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001324*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700051360 HAILEY, KATIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

> Interval Ownership Period 35, Unit(s) E35, A Side, Odd 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 $1,306.81, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001325*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700046339 HALL, HOLLIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HOLLIS W HALL and RUBY M HALL (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 24, Unit(s) E21, Side, Annual 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 $2,490.75, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001326*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700058974 HALL, HOLLIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HOLLIS W HALL and RUBY M HALL (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 42, Unit(s) W43, B Side, Annual 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001327*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700058975 HALL, HOLLIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HOLLIS W HALL and RUBY M HALL (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 51, Unit(s) E33, B Side, Annual 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001328*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M700050881 HAMPTON, MARTHA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MARTHA KAY HAMPTON, 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 44, Unit(s) E25, A Side, Odd 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 $2,706.84, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001329*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M700052255 HARPER, BEN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BEN NATHAN HARPER and DEBORAH A HARPER, 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 51, Unit(s) E35, A Side, Odd 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 $4,788.08, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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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- **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: *FILED2020001330*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M6579154 HENDERSON, JEANNE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JEANNE MARIE HENDERSON A/K/A JEANNE HENDERSON, AN INDIVIDUAL WITH SOLE OWNERSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 10, Unit(s) W20, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001331*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M6259127 HERNANDEZ-HERNANDEZ, LUIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LUIS MIGUEL HERNANDEZ-HERNANDEZ and ABIGAIL AZAMAR HERNANDEZ, 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 49, Unit(s) W41, Even 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 $2,395.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001332*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M6265304 HICKISON, VICKI NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, VICKI ANN HICKISON, A SINGLE WOMAN, MARY KAY CLARK, A SINGLE WOMAN and STEVEN MICHAEL HICKISON, A SINGLE MAN, 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 31, Unit(s) E13, AB Side, Odd 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 $1,739.70, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001333*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M700052223 HIGGS, MARK NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MARK T HIGGS and TAMRA K HIGGS, 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 47, Unit(s) E49, Annual 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 $1,402.31, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001334*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M700056499 HILL, LURA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

> Interval Ownership Period 20, Unit(s) E35, B Side, Every 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001335*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M700051249 HINES, MARY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, EDMUND L HINES and MARY ANN HINES, 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 Period 21, Unit(s) E49, N/A Side, Every 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 $4,457.42, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001336*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M6282255 HOLICK, ANDREW NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ANDREW JOHN HOLICK and CHERYL LESLIE DEVINE-HOLICK, 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 16, Unit(s) W43, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001337*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M700044224 HOLSTON, ROBERT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ROBERT D HOLSTON and JANET L HOLSTON, 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 33, Unit(s) E23, B Side, Annual 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 $3,601.16, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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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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: *FILED2020001338*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:30AM

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.*

M700052337 HUNTER, BARBARA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BARBARA L HUNTER and JOSEPH B HUNTER A/K/A JOSEPH B HUNTER JR, 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 41, Unit(s) W21, Side, Annual 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001341*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6283025 HUNTER, JR., EDWARD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, EDWARD HUNTER JR and CASSIEOPIA WEBSTER HUNTER, 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 6, Unit(s) W44, Side, Odd 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 $1,281.71, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001342*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6443561 IKNER, KELVIN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KELVIN ANTOINE IKNER and BETTY BROOKS IKNER, 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 18, Unit(s) W51, Even 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001343*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700058058 JENKINS, CINDRA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

> Interval Ownership Interest Week 12, Unit(s) E11, Side, Annual 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 $3,831.32, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001344*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6266229 JOHNSON, CHRISTINE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHRISTINE YVONNE JOHNSON, 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 3, Unit(s) E13, A Side, Even 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 $2,588.34, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001345*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6258258 KELLEY JETER, BEVERLY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BEVERLY A KELLEY JETER, A SINGLE PERSON (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 49, Unit(s) E31, Side, Even 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 $2,537.70, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001346*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700052261 KEY, BETTYE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BETTYE C KEY, 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 34, Unit(s) E19, Side, Annual 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 $2,894.86, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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

AF

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: *FILED2020001347*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6261493 LALEMAND, MARYANN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARYANN DANTONE LALEMAND, A MARRIED MAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 50, Unit(s) E35, A Side, Odd 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 $1,306.81, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001348*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700044697 LEBER, MARVIN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MARVIN D LEBER and JANICE F HUDSON, 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 38, Unit(s) E25, B Side, Annual 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 $8,475.37, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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

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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: *FILED2020001349*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6274037 LERCH, KRISTEN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KRISTEN ANN LERCH and JOSHUA ANDREW LERCH, 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 46, Unit(s) W43, A Side, Even 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 $913.40, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001350*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6480850 LEWIS, BILL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BILL LEWIS A/K/A BILL EUGENE LEWIS, 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 16, Unit(s) E16, B Side, Annual 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001351*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700056372 LIVINGSTON, LANCE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LANCE LIVINGSTON A/K/A LANCE GREGORY LIVINGSTON (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Period 23, Unit(s) W15, Every 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 $1,402.31, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001352*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700054493 LOFTIN, CHRISTOPHER NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CHRISTOPHER LOFTIN A/K/A CHRISTOHPER LOFTIN and CAMILLE LOFTIN, 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 45, Unit(s) E22, B Side, Annual 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 $1,867.84, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001353*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700048161 MADDOX, KENNETH NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KENNETH K MADDOX and VERDIE F MADDOX, 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 Period 42, Unit(s) E26, A Side, Every 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 $2,538.69, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001354*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700041772 MCADAMS, ROBERT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ROBERT E MCADAMS and SHERRY L MCADAMS, HUSBAND AND WIFE, AS JOINTS 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 Period 40, Unit(s) W21, N/A Side, Every 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001355*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700042334 MCCANN, MARY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

> Interval Ownership Period 43, Unit(s) E38, N/A Side, Every 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 $3,831.32, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001356*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700053078 MCKINNEY, JACQUELINE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JACQUELINE D MCKINNEY, 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 9, Unit(s) E38, Side, Annual 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 $3,831.32, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001357*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6351723 MEIER, CHRISTINE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHRISTINE DIANA MEIER A/K/A CHRISTINE MEIER, A MARRIED WOMAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 52, Unit(s) E53, A Side, Even 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 $2,588.34, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 5th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001358*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700050447 MELANCON, CANDEE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, COREY T WILLIAMSON and CANDEE KAY MELANCON A/K/A CANDEE K WILLIAMSON (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 7, Unit(s) E23, A Side, Odd 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 $1,306.81, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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 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: *FILED2020001359*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700052270 MENDOZA, MARIO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARIA L MENDOZA and MARIO A MENDOZA, 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 Period 41, Unit(s) E18, N/A Side, Every 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 $2,490.75, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001360*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6265303 MITTS, DAVID NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DAVID W MITTS, 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 20, Unit(s) E26, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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 134825417

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: *FILED2020001361*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700047899 MOLINA, JUAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

> Interval Ownership Period 7, Unit(s) E33, B Side, Every 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001362*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700053054 MORROW, MICHAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MICHAEL K MORROW and KATHRYN K MORROW, 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 Period 26, Unit(s) E17, B Side, Every 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001363*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6269383 MYERS, JR., MICHAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MICHAEL DAVID MYERS JR and CASANDRA ANN MYERS, 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 50, Unit(s) E20, A Side, Even 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 $2,588.34, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001364*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6276717 NATTRESS, RAYMOND NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, RAYMOND DOUGLAS NATTRESS, 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 35, Unit(s) E23, A Side, Odd 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 $1,306.81, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001365*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M6516771 NORRIS, LYNDSEY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

> Interval Ownership Period 1, Unit(s) W35, N/A Side, Every 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 $4,457.42, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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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- **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: *FILED2020001366*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700046291 PHILLIPS, JOHN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOHN PHILLIPS and FAYOLYN P PHILLIPS, 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 12, Unit(s) E24, B Side, Annual 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 $1,036.68, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001367*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700053912 POWERS, BRENT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BRENT D POWERS and LORI L POWERS, 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 4, Unit(s) E34, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 5th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001368*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 9:45AM

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.*

M700046338 RADFORD, GARRY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GARRY H RADFORD, A MARRIED MAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 38, Unit(s) E18, Annual 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001369*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:01AM

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.*

M700049371 RAINS, RONNIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RONNIE L RAINS and ROBERTA J RAINS, 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 Period 6, Unit(s) E45, B Side, Every 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001370*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:01AM

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.*

M700053951 REID, JEFFREY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JEFFREY B REID and TINA M REID, 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 45, Unit(s) W22, A Side, Annual 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 $3,907.36, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001371*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:01AM

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.*

M6444091 RICE, ORA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ORA RICE A/K/A ORA GLADNEY RICE and GEORGE RICE, 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 49, Unit(s) E37, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001372*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:01AM

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.*

M700044881 RIPPERGER, SCOTT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SCOTT L RIPPERGER and GWEN K RIPPERGER, HIS WIFE, (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 36, Unit(s) W20, B Side, Annual 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

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: *FILED2020001373*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:01AM

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.*

M700043253 ROMERO, JUAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JUAN P ROMERO and BOBBIE J ROMERO (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 2, Unit(s) W11, Side, Annual 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 $1,644.65, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001374*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:01AM

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.*

M700048259 ROSSA IV, JUAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PETER P ROSSA IV and DONNA S ROSSA, 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 Period 32, Unit(s) W15, N/A Side, Every 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 $1,402.31, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001375*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:01AM

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.*

M6299988 SANCHEZ, IVAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, IVAN DARIO SANCHEZ, A SINGLE MAN and REBECCA ANNE MCLAUGHLIN, 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 40, Unit(s) W31, Even 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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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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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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 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: *FILED2020001376*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:01AM

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.*

M6393434 SANTOS, AUNDREA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, AUNDREA SANTOS A/K/A AUNDREA LYNN SANTOS, 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 46, Unit(s) W11, Even 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001377*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:01AM

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.*

M6259016 SCHWARTZ, EDWARD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, EDWARD A SCHWARTZ and ROSA M SCHWARTZ, 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 50, Unit(s) W21, Side, Even 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 $996.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001378*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700050827 SHACKELFORD, SHERRY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SHERRY H SHACKELFORD and DAVID SHACKELFORD, 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 Period 43, Unit(s) E25, A Side, Odd 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 $1,306.81, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001379*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M6260446 SIMS, MICHAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MICHAEL LOWELL SIMS, A MARRIED MAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 2, Unit(s) E48, Even 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 $917.32, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001380*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700044615 SMITH, SYLVIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CLAUDE G SMITH and SYLVIA D SCOTT SMITH A/K/A SYLVIA D SCOTT, 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 9, Unit(s) E23, B Side, Annual 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001381*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700054265 SNYDER, ROBERT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ROBERT L SNYDER and CAROL A SNYDER, 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 42, Unit(s) E25, B Side, Annual 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 $1,502.92, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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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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: *FILED2020001382*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M6301134 SPALDING, CHRISTOPHER NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHRISTOPHER SEAN SPALDING, A SINGLE MAN and KELLY MARIE BARTLETT, 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 15, Unit(s) E52, AB Side, Annual 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 $3,368.97, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, 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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- **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: *FILED2020001383*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M6301137 SPALDING, CHRISTOPHER NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHRISTOPHER SEAN SPALDING, A SINGLE MAN and KELLY MARIE BARTLETT, 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 17, Unit(s) E57, AB Side, Annual 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 $3,368.97, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001384*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700042660 STILES, LISA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LISA J STILES A/K/A LISA JANE STILES A/K/A LISA STILES, A SINGLE WOMAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Period 41, Unit(s) W24, Every 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 $1,209.04, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001385*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700042420 STONE, SHANE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SHANE F STONE and JAMILLA C STONE (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 34, Unit(s) W31, Side, Annual 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 $2,490.75, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, who is personally known to me (or who has produced ID as identification).

Notary Public, State of Texas

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 130825417

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: *FILED2020001386*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700047660 THOMAS, DAMON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DAMON L THOMAS and DELCIE F THOMAS, 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 34, Unit(s) E21, Annual 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 $11,809.68, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001387*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700054211 VAUGHN, ADAM NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ADAM W VAUGHN and ANN L VAUGHN, 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 46, Unit(s) E26, A Side, Even 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 $3,059.21, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001388*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700044572 VAZQUEZ, LUIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LUIS E VAZQUEZ and GLORIA A VAZQUEZ, 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 Period 8, Unit(s) E23, B Side, Every 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001389*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700058689 VILLAMIL, GUILLERMO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GUILLERMO VILLAMIL, 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 50, Unit(s) E27, B Side, Annual 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 $2,296.91, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001390*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M6269957 WALDRON, JR., BASIL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BASIL F WALDRON JR and JUANITA WALDRON, 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 50, Unit(s) E55, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001391*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700047047 WALKER, JOHNSON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOHNSON WALKER, 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 21, Unit(s) W20, A Side, Annual 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 $11,837.80, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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: *FILED2020001392*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700052621 WALLIS, HUGH NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HUGH C WALLIS and BLANCHE B WALLIS (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

> Interval Ownership Interest Week 2, Unit(s) E49, Side, Annual 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 $2,894.86, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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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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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, 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 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: *FILED2020001393*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M6296206 WARE, ANITA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ANITA FERGUSON WARE, 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 2, Unit(s) W32, A Side, Even 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 $1,231.88, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001394*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700044242 WILLHOITE, RICHARD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RICHARD E WILLHOITE and KELLY J NUNEMAKER, 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 50, Unit(s) E49, Side, Annual 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 $16,989.14, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001395*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M6188369 WILLIAMS, GENE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

> Interval Ownership Interest Week 22, Unit(s) E19, Every 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 $13,526.81, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

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: *FILED2020001396*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M700048242 WYMAN, DEAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DEAN F WYMAN and ALEATHEA M WYMAN, 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 19, Unit(s) E19, Side, Annual 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 $1,413.51, 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 4, 2020, (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	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

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, November 3, 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 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: *FILED2020001397*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:02AM

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.*

M6262267 ACOSTA, MARTA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MARTA TERESITA ACOSTA, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 34, Unit(s) W43, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 6, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,653.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016035889, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001398*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:19AM

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.*

M6480845 ACOSTA, YVONNE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, YVONNE ACOSTA A/K/A YVONNE PAYNE ACOSTA, A SINGLE WOMAN and YOLANDA PABON, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 6, Unit(s) W33, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 15, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $26,814.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016074008, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001399*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:19AM

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.*

M6464762 ADESOKAN, KHAFILAT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KHAFILAT OYINDA ADESOKAN, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 36, Unit(s) E17, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 9, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,973.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016057767, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001400*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:19AM

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.*

M6475868 ALONSO, ADRIAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ADRIAN A ALONSO A/K/A ADRIAN ALBERTO ALONSO and THERESA M ALONSO A/K/A THERESA MARIE ALONSO, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 26, Unit(s) W20, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,623.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016066011, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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: *FILED2020001401*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6477177 ANDERSON, SHIRLEY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SHIRLEY ANDERSON A/K/A SHIRLEY RUTH ANDERSON, A MARRIED WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 28, Unit(s) E17, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 30, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,860.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017070697, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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: *FILED2020001402*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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

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M6261323 ARREOLA, ALEJANDRO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ALEJANDRO ARREOLA, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 45, Unit(s) E21, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 29, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $8,093.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016029160, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

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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: *FILED2020001403*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6475866 BAILEY, SHEMIKA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SHEMIKA SHANTEE BAILEY, A MARRIED WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 26, Unit(s) E30, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,035.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017071746, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001404*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6289779 BAILEY, JR., WAYNE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, WAYNE L BAILEY, JR and PAULA A BAILEY, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 44, Unit(s) E31, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 20, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $8,112.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016029314, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001405*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6258108 BARREN, MICHAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MICHAEL VAN BARREN and BETTY L BARREN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 29, Unit(s) E12, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 31, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $21,224.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015025742, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001406*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6297429 BATISTE, VICTORIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, VICTORIA BATISTE, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 14, Unit(s) E42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 21, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $27,176.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016042323, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001407*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6509003 BAXTER, ELLIOTT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ELLIOTT BAXTER A/K/A ELLIOTT DION BAXTER and AUDREY BAZONNARD, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 18, Unit(s) E53, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 14, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $35,487.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051330, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001408*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6394466 BELMONTES, WILLIAM NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, WILLIAM W BELMONTES A/K/A WILLIAM WAYNE BELMONTES, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 29, Unit(s) W32, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 29, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $21,759.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017048766, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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

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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.**
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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: *FILED2020001409*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6465040 BENNINGTON, ANDREA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ANDREA DAMON BENNINGTON, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 35, Unit(s) E26, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,979.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017060014, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001410*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6506937 BERRY, PAMELA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PAMELA BERRY A/K/A PAMELA DENISE BERRY and ANTHONY BERRY A/K/A ANTHONY WAYNE BERRY, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 33, Unit(s) E13, AB Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated December 26, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $17,713.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051571, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001411*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6262231 BINNIE, CHRISTOPHER NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHRISTOPHER M BINNIE and VICKIE L BINNIE, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 18, Unit(s) E24, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 6, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,565.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016026923, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001412*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6509950 BLACK, LILIANA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LILIANA BLACK A/K/A LILIANA SARAH BLACK and RICHARD BLACK A/K/A RICHARD ROLAND BLACK, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 36, Unit(s) E13, AB Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 23, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $21,058.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017070911, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001413*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6500225 BLACK, RONALD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RONALD L BLACK A/K/A RONALD LEE BLACK, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 9, Unit(s) W25, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 31, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $31,333.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018014358, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001414*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6503011 BONDS, KIMBERLY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KIMBERLY BONDS, A MARRIED WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 44, Unit(s) W42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 20, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $30,177.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017031127, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001415*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6465864 BOOTH, MELODY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MELODY J BOOTH A/K/A MELODY JEAN BOOTH, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) W42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 13, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $42,169.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016059408, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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: *FILED2020001416*

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Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6504345 BOWIE, KIRK NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KIRK BOWIE A/K/A KIRK DOUGLAS BOWIE, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 17, Unit(s) E40, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated December 1, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $30,670.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017031082, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001417*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6465481 BOYD-FALCON, JANAIR NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JANAIR LAUREN BOYD-FALCON and KRISTA GAIL BOYD-FALCON, A MARRIED COUPLE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 3, Unit(s) E35, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,303.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017028270, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001418*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6291715 BRANCHE, CHARLES NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CHARLES J BRANCHE, A SINGLE MAN and CANDICE C RODNEY, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 13, Unit(s) W30, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 7, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $20,242.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016039459, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001419*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6463711 BRAXTON, TWILA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, TWILA YVETTE BRAXTON, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 18, Unit(s) E35, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 4, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,069.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017022369, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TX as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001420*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6482431 BREWSTER, JOHNNY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JOHNNY BREWSTER A/K/A JOHNNNY DWIGHT BREWSTER and MARY BREWSTER A/K/A MARY JEAN BREWSTER, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 26, Unit(s) E32, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $21,955.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017007165, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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- **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: *FILED2020001421*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6465443 BRIGGS, INGRID NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, INGRID KESHAWN BRIGGS and TIMOTHY R ZACHARY, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 43, Unit(s) E44, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,331.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017007973, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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9271 South John Young Parkway
Orlando, FL 32819

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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.

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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: *FILED2020001422*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6264016 BRIONES, JUAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JUAN JOSE BRIONES and VELMA LINDA BRIONES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 52, Unit(s) W13, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 20, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $24,590.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015017695, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001423*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6481268 BROWN, KELLEY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KELLEY BROWN A/K/A KELLEY CARMEN BROWN and RAMON BARRAGAN A/K/A RAYMOND CONTRERAS BARRAGAN, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 19, Unit(s) E15, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 17, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,024.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018049571, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001424*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6285114 BROWN, PAUL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, PAUL MAURICE BROWN and OLIVIAN PETERSON-BROWN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) W24, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 4, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,688.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017003811, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001425*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:20AM

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.*

M6290402 BROWN-GOLDING, PAMELA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, PAMELA DENISE BROWN-GOLDING A/K/A PAMELA BROWN-GOLDING and BARRINGTON B GOLDING A/K/A BARRY B GOLDING, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 33, Unit(s) E42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 26, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $31,766.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016040830, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001426*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:35AM

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.*

M6482857 BRUNSON, BETHANY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BETHANY J BRUNSON and RILEY NEWMAN BRUNSON JR, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 6, Unit(s) W25, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 23, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $28,608.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017003680, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001427*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:35AM

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.*

M6388775 BURQUIST, CARL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CARL HAVARD BURQUIST, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 9, Unit(s) E39, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $37,978.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016068003, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001428*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:35AM

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.*

M6300388 BUTLER, CURTIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CURTIS DALE BUTLER, A SINGLE MAN and LISA LEE THORNTON, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 49, Unit(s) W53, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 11, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $16,434.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016058291, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001429*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:35AM

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.*

M6293243 CALKIN, RICHARD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, RICHARD C CALKIN and SUZANN M CALKIN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 8, Unit(s) E46, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 20, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $31,466.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016023309, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TD as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

NOTARY PUBLIC STATE OF TEXAS
RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

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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- **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: *FILED2020001430*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:35AM

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.*

M6499136 CAMPA JR, GEORGE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, GEORGE CAMPA JR A/K/A GEORGE MARTINEZ CAMPA JR, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 11, Unit(s) W13, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 23, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,795.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017036714, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced DL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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.

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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: *FILED2020001431*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:35AM

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.*

M6461001 CANTU, CLAUDIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CLAUDIA NAEMI CANTU and REYNALDO DAVID CANTU, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 51, Unit(s) E28, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 21, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $9,069.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017022522, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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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: *FILED2020001432*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6476759 CANTU, RYAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, RYAN SETH CANTU, A SINGLE MAN and LISAMARIE GARCIA, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 21, Unit(s) W30, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 27, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,871.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017071734, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001433*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6481701 CARDENAS JR, ERNESTO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ERNESTO CARDENAS JR, A SINGLE MAN, MARIA RUBI VILLAFUERTE, A SINGLE WOMAN, JOSE RAMON FLORES and MIRNA GRISELDA MACHADO DE FLORES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 31, Unit(s) E26, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 18, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,110.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017036900, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001434*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6478341 CASTILLO NARVAEZ, CINDY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CINDY CASTILLO NARVAEZ and NESTOR GONZALEZ RUIZ, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 30, Unit(s) E34, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 4, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,216.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017028419, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001435*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6394620 CASTRO, NICHOLAS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, NICHOLAS CASTRO A/K/A NICHOLAS DAVID CASTRO, A SINGLE MAN and PAMELA JESUSA GONZALES, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 50, Unit(s) W52, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 30, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $17,019.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016062693, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001436*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6482998 CHAMORRO, ELIZABETH NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ELIZABETH GARZA CHAMORRO and JHONNY ALEXANDER CHAMORRO LIRA, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 2, Unit(s) E44, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,856.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017018996, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001437*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6258576 CHANDLER, DOUGLAS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DOUGLAS EDWARD CHANDLER and MARGARET NADINE CHANDLER, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 45, Unit(s) E45, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 4, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $8,828.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015025757, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001438*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6300543 CHRISTIAN, ERIC NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ERIC O CHRISTIAN A/K/A ERIC OLIVER CHRISTIAN and SHEILA CHRISTIAN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 2, Unit(s) W13, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 12, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,669.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016044754, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001439*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6465816 CLARK, LETTIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LETTIE CLARK A/K/A LETTIE THOMPSON CLARK, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 43, Unit(s) W53, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 13, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $28,984.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016058896, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001440*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6476217 CLARK, MILDRED NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MILDRED T CLARK A/K/A MILDRED CLARK KNOX, A SINGLE WOMAN and VALENCIA ROBERTA KNOX, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 23, Unit(s) E17, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 25, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,676.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018058243, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001441*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6392973 COLE, QUINTON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, QUINTON DANDRE COLE, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 6, Unit(s) W54, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 18, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $12,129.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017014124, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001442*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6302367 COLLIER, III, PAUL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, PAUL V COLLIER III and CHRISTINA B COLLIER, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 27, Unit(s) W32, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 29, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,894.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016042970, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001443*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6282434 CONLEY, JUDITH NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JUDITH ANN CONLEY and BOBBY EUGENE CONLEY II, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 35, Unit(s) W11, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated March 9, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,688.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017070850, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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

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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: *FILED2020001444*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6508887 CROOM, ANNIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ANNIE CROOM A/K/A ANNIE LAURA CROOM, A MARRIED WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 21, Unit(s) E55, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 13, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $42,717.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017053078, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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Orlando, FL 32819

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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: *FILED2020001445*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6481038 CUTSINGER, RAYMOND NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, RAYMOND D CUTSINGER A/K/A RAYMOND DOUGLAS CUTSINGER and CONNA CUTSINGER A/K/A CONNA BETH CUTSINGER, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 29, Unit(s) E56, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $36,180.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017076403, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001446*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6294778 DANTES, DAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DAN DANTES A/K/A DAN DUANE DANTES and TINA DANTES A/K/A TINA GAY DANTES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 35, Unit(s) E36, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 1, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $35,417.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016042940, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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.**
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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: *FILED2020001447*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6300017 DAVIS, ANTHONY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ANTHONY D DAVIS, A SINGLE MAN and STEPHANIE TORRES, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 22, Unit(s) W32, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 9, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $20,911.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016035630, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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.

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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: *FILED2020001448*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6500274 DEACONSON, JAMES NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JAMES DEACONSON A/K/A JAMES NICHOLAS DEACONSON, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 40, Unit(s) E19, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 31, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $19,065.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017036692, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001449*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6269743 DEAN, KYLE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KYLE MICHAEL DEAN, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 49, Unit(s) E14, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 14, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $7,093.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016034326, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001450*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6394695 DEAN, LARRY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LARRY EUGENE DEAN and RUBY ROSE DEAN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 42, Unit(s) E17, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 30, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,097.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017048755, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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

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- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
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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: *FILED2020001451*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6477460 DIAZ, RICKY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RICKY DIAZ and ADRIANA DIAZ A/K/A ADRIANA LEIJA DIAZ, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 45, Unit(s) W53, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 1, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $26,250.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016070346, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001452*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6507962 DIZMOND, JONATHAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JONATHAN DIZMOND A/K/A JONATHAN DALE DIZMOND, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 17, Unit(s) E44, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 2, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $38,124.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018032095, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001453*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 10:36AM

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.*

M6301389 DOMER, SHERRY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SHERRY LYNN DOMER and DAVID P DOMER, HER HUSBAND, AS JOINT TENANTS WILL FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 25, Unit(s) W53, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 19, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $22,818.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016039573, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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

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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: *FILED2020001454*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6484238 DOUGLAS, LESHON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LESHON LEE DOUGLAS and LASHUN WELLS DOUGLAS, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 13, Unit(s) E16, B Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 29, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,093.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017074403, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001455*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6507861 DOZE, MICHAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MICHAEL SHAWN DOZE, A SINGLE MAN and SANDRINA LASHON JAMES, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 25, Unit(s) E42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 1, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $47,763.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017053071, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001456*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6482491 DUKES JR., WALTER NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, WALTER L DUKES JR A/K/A WALTER LEE DUKES JR and YOLANDA G DUKES A/K/A YOLANDA GORDON DUKES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 33, Unit(s) W50, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $32,448.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017033924, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001457*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6293270 ELLIS, GEORGE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, GEORGE CHRISTOPHER ELLIS and LAUREN ELIZABETH DOWLING, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 1, Unit(s) W12, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 21, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,607.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017005079, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001458*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6395014 EMERSON, NEAL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, NEAL EDWARD EMERSON, A MARRIED MAN, LYNN ELLEN EMERSON, HIS WIFE and TIMOTHY NEAL EMERSON, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 1, Unit(s) E45, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 2, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,867.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017020918, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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: *FILED2020001459*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6297998 EPPS, SHAWN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SHAWN LAMONT EPPS and JANICE MARIE SMITH, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 48, Unit(s) W53, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 25, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $6,036.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016034314, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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Orlando, FL 32819

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RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

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(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: *FILED2020001460*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6478384 FAHY, PATRICIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, PATRICIA FAHY A/K/A PATRICIA ANN FAHY, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 11, Unit(s) W12, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 4, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $50,490.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016066110, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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;

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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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
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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: *FILED2020001461*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6479857 FELICIANO, MELISSA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MELISSA FELICIANO A/K/A MELISSA MARIE FELICIANO and EDWIN FELICIANO JR, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 9, Unit(s) E15, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,254.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017037495, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001462*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6482812 FERGUESON, PAUL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, PAUL FERGUESON A/K/A PAUL DALE FERGUESON, MARY FERGUESON A/K/A MARY SUE FERGUESON, HIS WIFE and HEATHER HANSEN A/K/A HEATHER SUE FERGUESON, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 5, Unit(s) E19, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 23, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,891.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017018969, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001463*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M6504201 FERGUSON, KIMBERLY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KIMBERLY FERGUSON A/K/A KIMBERLY MILLER FERGUSON and WILLIAM JOEL FERGUSON, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 1, Unit(s) E53, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 28, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $19,937.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017031094, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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.

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(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: *FILED2020001464*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6495288 FIELDS, SHARON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SHARON I FIELDS A/K/A SHARON IRENETTA FIELDS, A SINGLE WOMAN and KIMBERLY HAMBRICK A/K/A KIMBERLY ANN HAMBRICK, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 6, Unit(s) E46, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 26, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $33,057.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018057938, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001465*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6503077 FIGUEROA, BENJAMIN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BENJAMIN FIGUEROA and CARMEN ENCARNACION GOMEZ A/K/A CARMEN ONELLY ENCARNACION GOMEZ, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 32, Unit(s) E40, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 20, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $34,017.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017019990, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001466*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6486200 FLORES, ADOLFO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ADOLFO FLORES A/K/A ADOLFO FLORES GONZALEZ and ANNETTE FLORES A/K/A ANNETTE IDALIA FLORES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 23, Unit(s) E56, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 6, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $36,061.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051490, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7 day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001467*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6443496 FLORES, CARMEN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CARMEN MILAGROS FLORES, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 43, Unit(s) W33, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 8, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,094.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016062177, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7 day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001468*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6271808 FORBUSH, BECKY SUE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BECKY SUE FORBUSH and GERALD W FORBUSH, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 12, Unit(s) W31, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 10, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $21,162.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016034344, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001469*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6508500 FOUNTAIN, TOMMY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, TOMMY FOUNTAIN A/K/A TOMMY WAYNE FOUNTAIN and CONNIE FOUNTAIN A/K/A CONNIE STEVENS FOUNTAIN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 30, Unit(s) W12, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 8, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $42,814.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017036999, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001470*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6464996 FRANCIS, ALTERA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ALTERA BELINDA FRANCIS, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 1, Unit(s) E54, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,263.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018009899, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001471*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6481009 FRANCIS, NORMA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, NORMA KAY FRANCIS, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 19, Unit(s) E14, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,921.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017025706, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001472*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6268016 FRANKLIN-PORTER, LYNNEE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LYNNEE FRANKLIN-PORTER and HUBERT M PORTER, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 51, Unit(s) E52, B Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 23, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $7,561.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015022920, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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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: *FILED2020001473*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6285070 FREYTES, DORIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DORIS FREYTES, A SINGLE WOMAN and CHRISTINA JIMENEZ, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 5, Unit(s) W44, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 4, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,688.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017070887, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001474*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6479742 FRY, WILLIAM NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, WILLIAM A FRY A/K/A WILLIAM ALLEN FRY, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 26, Unit(s) E52, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $43,136.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017019906, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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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: *FILED2020001475*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6463730 GAINES, JUMA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JUMA AWI GAINES and ASHLEY SHAMONE GAINES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 2, Unit(s) W54, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 4, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,270.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017060231, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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Orlando, FL 32819

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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.

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(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: *FILED2020001476*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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

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M6483003 GARCIA, MARCO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARCO ANTONIO GARCIA, A SINGLE MAN and DULCE MARIELA CUENCA, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 18, Unit(s) E30, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,709.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017071662, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
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RONA RAQUEL OSBY-WRIGHT
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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: *FILED2020001477*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6479703 GARZA RESENDEZ, ABRAHAM NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ABRAHAM F GARZA RESENDEZ, A MARRIED MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 34, Unit(s) E15, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $19,126.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017071718, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001478*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6443090 GAUTHIER, KALYN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KALYN GAUTHIER A/K/A KALYN DIANNE HARDAGE, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 14, Unit(s) E20, B Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 7, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,527.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017020857, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001479*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6258536 GONZALEZ, ELVIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ELVIA TREVINO GONZALEZ and GEORGE H GONZALEZ SR, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 20, Unit(s) E24, B Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 3, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $9,280.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016032919, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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.

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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: *FILED2020001480*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6476550 GORDAY, TRAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, TRAN ALLEN GORDAY and WENDY APRIL STEED, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 12, Unit(s) E33, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 26, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $12,308.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017020781, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001481*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:00AM

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.*

M6481496 GRAHAM, JOHN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JOHN GRAHAM A/K/A JOHN ANTHONY GRAHAM and RHONDA GRAHAM A/K/A RHONDA DREW GRAHAM, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 22, Unit(s) E17, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 17, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $16,337.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016073978, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001482*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6464125 GRANT, JAMES NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JAMES LEWIS GRANT and ANNA JANE GRANT, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 32, Unit(s) E51, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 6, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $24,556.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017022351, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001483*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6463737 GROGAN, IMANI NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, IMANI WANGARE GROGAN, A MARRIED WOMAN and DEXTER RAMON GROGAN, A MARRIED MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 46, Unit(s) E31, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 4, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,270.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017022375, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001484*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6475246 GURGANUS, DIANE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DIANE GURGANUS A/K/A DIANE S GURGANUS, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 30, Unit(s) E41, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 20, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $26,766.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016070266, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001485*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6289050 GUZMAN, MARIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MARIA S GUZMAN A/K/A MARIA B GUZMAN and GABRIEL GUZMAN JR, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 19, Unit(s) E11, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 13, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $12,057.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016028090, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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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: *FILED2020001486*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6394318 HAGISHIMA, STACY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, STACY ATALIG HAGISHIMA, A SINGLE WOMAN and KENNETH RAY JOHNSON JR, A SINGLE MAN, AS JOINT TENNTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 9, Unit(s) W32, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 28, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $19,778.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017016952, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001487*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6465530 HALL, RASUNDA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, RASUNDA J HALL A/K/A RASUNDA JACKSON HALL and QUINCY HALL A/K/A QUINCY DERTEL HALL, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 52, Unit(s) E42, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,611.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018058247, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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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- **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: *FILED2020001488*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6464805 HALL, TABITHA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, TABITHA SUSANNA HALL and RONALD DEAN HALL JR, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 39, Unit(s) E20, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 9, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,939.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017076372, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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9271 South John Young Parkway
Orlando, FL 32819

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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.

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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: *FILED2020001489*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6485091 HARPER, CAROLANN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CAROLANN M HARPER and STEVEN WRAY HARPER, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 5, Unit(s) W25, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 1, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $29,726.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017021605, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
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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: *FILED2020001490*

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Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6481195 HARRIS, FREDRICK NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, FREDRICK HARRIS A/K/A FREDRICK DARNELL HARRIS and TRACEY L HARRIS A/K/A TRACEY LYNNE HARRIS, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 15, Unit(s) E25, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $17,844.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017010759, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001491*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6480893 HARRISON, ANNA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ANNA L HARRISON and DAVID LEE ROBERSTON, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) E14, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 15, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,002.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017025694, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001492*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6484924 HEARN, GERALD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, GERALD LEMOND HEARN and MCKEVA LASHELL HEARN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 30, Unit(s) E27, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 31, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,787.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018014296, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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

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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: *FILED2020001493*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6510404 HERNANDEZ, MELISSA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MELISSA ANN HERNANDEZ and ARTURO SOLANO-FLORES, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) W52, AB Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 28, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $21,058.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018025787, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001494*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6506566 HEROLT, JR., EDWARD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, EDWARD F HEROLT JR A/K/A EDWARD FRANK HEROLT JR, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 17, Unit(s) E47, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated December 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $23,152.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017036219, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001495*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6442933 HILL, CASANDRA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CASANDRA MARIE HILL and JEREMY MICHAEL HILL, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 17, Unit(s) E49, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 6, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,523.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017076511, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001496*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6302186 HILL, MORTIQUE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MORTIQUE NICOLE HILL, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 14, Unit(s) E51, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 26, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,028.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016043282, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001497*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6499557 HILLARY, GERALD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, GERALD LEE HILLARY and NANCY HILLARY A/K/A NANCY LYN HILLARY, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 18, Unit(s) W53, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 27, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $33,891.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017036725, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001498*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:13AM

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.*

M6475219 HODGE JR, CLIFTON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CLIFTON HODGE JR A/K/A CLIFTON EARL HODGE JR, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 37, Unit(s) W52, AB Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 20, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,185.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051317, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001499*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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.*

M6305558 HOFFMANN, TODD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, TODD D HOFFMANN and DAWN M HOFFMANN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 50, Unit(s) W50, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 3, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $19,970.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016035735, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001500*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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.*

M6511343 HOLLAND, BRAD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BRAD HOLLAND A/K/A BRADLEY JOHN HOLLAND and AUTUMN HOLLAND A/K/A AUTUMN LEE HOLLAND, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVROSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 11, Unit(s) W42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated February 7, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $27,968.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017060196, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001501*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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.*

M6269235 HOLLAR, DONALD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DONALD EARL HOLLAR and DEBBIE L HOLLAR, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 29, Unit(s) E47, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 7, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $38,291.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015028740, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001502*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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.*

M6493590 HOLMQUIST, DAVID NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DAVID MIGUEL HOLMQUIST, A MARRIED MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 44, Unit(s) E36, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,608.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017038611, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001503*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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.*

M6485001 HOUSTON, KELLI NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KELLI ELYSE HOUSTON, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 6, Unit(s) E30, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 1, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,691.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017021677, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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: *FILED2020001504*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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.*

M6393605 HUGHES, STACY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, STACY HUGHES A/K/A STACY HOWARD HUGHES and NATASHA HUGHES A/K/A NATASHA LEATRICE HUGHES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 12, Unit(s) W20, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 23, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $12,886.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016058568, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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9271 South John Young Parkway
Orlando, FL 32819

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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.

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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: *FILED2020001505*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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Dwight D. Sullivan, County Clerk
Galveston County, Texas

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M6443491 HUGHLETT, TIMOTHY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, TIMOTHY HUGHLETT A/K/A TIMOTHY ODELL HUGHLETT SR, A SINGLE MAN and VIKKI SCOTT A/K/A VIKKI VENICE SCOTT, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 22, Unit(s) W32, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 8, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $21,942.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017005153, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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;

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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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
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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: *FILED2020001506*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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.*

M6461044 HUNTER, DAMIEN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DAMIEN PAKIL HUNTER and LATRICIA NEONA HUNTER, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 5, Unit(s) E35, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 21, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,385.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018056371, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001507*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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.*

M6320322 HUNTER ROBINSON, PATRICIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, PATRICIA HUNTER ROBINSON A/K/A PATRICIA DELORIES HUNTER, A SINGLE PERSON and DELORIS EBORN GILMORE, A SINGLE WOMAN, AS JOING TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 6, Unit(s) W32, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 7, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $16,864.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017028297, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001508*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:14AM

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

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M6509055 HUSSAIN, MOHD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MOHD A HUSSAIN A/K/A AHTESHAM and SANAA A AZEEZ, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 23, Unit(s) E34, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 14, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $27,176.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017039125, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
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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

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FILED

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Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M6490815 HYLER, DAVID NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DAVID HYLER A/K/A DAVID ALLEN HYLER, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 7, Unit(s) W15, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 28, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $32,780.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017021509, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001510*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6306604 HYNES, GEORGE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, GEORGE HYNES and ANNA MARIE HYNES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 38, Unit(s) W30, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 14, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,236.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016037576, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001511*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6492037 ISERMAN, MICHAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MICHAEL H ISERMAN A/K/A MICHAEL HENRY ISERMAN and LINDA K ISERMAN A/K/A LINDA KAY ISERMAN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 22, Unit(s) W12, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 5, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $43,037.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051996, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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9271 South John Young Parkway
Orlando, FL 32819

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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: *FILED2020001512*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6479990 JARAMILLO, JOSE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JOSE JARAMILLO A/K/A JOSE LUIS JARAMILLO and JULIANN JARAMILLO A/K/A JULIANN CLASEN JARAMILLO, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 39, Unit(s) E23, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 11, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $19,231.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017019899, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001513*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6504886 JOHNSON, BILLY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BILLY R JOHNSON A/K/A BILLY ROUTH JOHNSON, A SINGLE MAN and MARILYN M ROSE A/K/A MARILYN MAXINE ROSE, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 24, Unit(s) E16, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated December 5, 2016, executed and delivered by Borrower for the benefit of Wilson Resort-Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $25,620.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018014587, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001514*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6484564 JOHNSON, SHARONDA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SHARONDA JOHNSON A/K/A SHARONDA LASHAE JOHNSON and TIMOTHY JOHNSON A/K/A TIMOTHY RYDELL JOHNSON, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 45, Unit(s) W33, AB Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 30, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $17,387.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017071692, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001515*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6492128 JOHNSON JR, ROY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ROY JOHNSON JR A/K/A ROY LEE JOHNSON JR, A SINGLE MAN and DAVID LYNUS PRICE, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 3, Unit(s) W50, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 5, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $36,137.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017076333, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001516*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6265348 JONES, CRAIG NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CRAIG S JONES and SYLVIA A BASS-JONES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 49, Unit(s) E22, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 30, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $5,994.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015015630, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001517*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6509742 JONES, RODRICK NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RODRICK L JONES A/K/A RODRICK LAMARION JONES AND PORCHA R JONES A/K/A PORCHA ROLAND JONES, HIS WIFE and MERCEDES C JONES A/K/A MERCEDES CHARLETTE JONES, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 8, Unit(s) W45, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 21, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $36,851.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017053088, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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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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- **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: *FILED2020001518*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6507822 JURRENS, MARK NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MARK JURRENS A/K/A MARK ANTHONY JURRENS and STEPHEN REN HOLT, A MARRIED COUPLE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 6, Unit(s) E56, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 1, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $33,010.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017036995, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001519*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6465798 KEESE, ANNE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ANNE KEESE A/K/A ANNE WEINHEIMER KEESE, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 32, Unit(s) E50, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 13, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $55,382.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016058890, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001520*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6465113 KELLEY, WILLIAM NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, WILLIAM KELLEY A/K/A EARL WILLIAM KELLEY, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 2, Unit(s) W23, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 11, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,356.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016057703, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001521*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6394969 KELLY, DIANNE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DIANNE G KELLY A/K/A DIANNE GARY KELLY, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 40, Unit(s) W30, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 2, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $16,218.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016060858, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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: *FILED2020001522*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6480846 KNIPPERS, KAYLA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KAYLA KNIPPERS A/K/A KAYLA RENEE KNIPPERS, A SINGLE WOMAN and YVONNE KNIPPERS A/K/A YVONNE RODGERS KNIPPERS, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 17, Unit(s) E14, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 15, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,947.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017025702, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001523*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:41AM

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.*

M6476659 KOETHER, ROBERT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ROBERT KOETHER A/K/A ROBERT FREDERICK KOETHER A/K/A R KOETHER and JANICE KOETHER A/K/A JANICE DESHAZO KOETHER, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 39, Unit(s) E49, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 27, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $16,643.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016068135, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001524*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6465302 KOGUEL, FRANCISCO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, FRANCISCO GARCIA KOGUEL and JUDITH ADRIANA KOGUEL, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 4, Unit(s) E43, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 11, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,380.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016061330, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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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: *FILED2020001525*

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Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6502597 KUYKENDALL, JAMES NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JAMES KUYKENDALL and SAMMIE TATE A/K/A SAMMIE L TATE, HIS WIFE, LEROY LOUIS TATE, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 34, Unit(s) E50, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 17, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $52,939.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017033990, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001526*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6274655 LANGSTON-CRUSOE, PATRICIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, PATRICIA W LANGSTON-CRUSOE, A MARRIED WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 27, Unit(s) E46, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 14, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $38,300.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016070314, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001527*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6465516 LONGORIA, MICHAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MICHAEL MARCOS LONGORIA and ALLISON MAE LONGORIA, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 48, Unit(s) E43, B Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $8,356.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017018922, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001528*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6301505 LOPEZ, SAMUEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SAMUEL LOPEZ, A SINGLE MAN and ELIZABETH URENA-JIMENEZ, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 4, Unit(s) W15, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 21, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,611.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016041041, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001529*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6264555 LOVE, DENISE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DENISE LOVE, A MARRIED WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 43, Unit(s) W12, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 23, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,326.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017037670, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001530*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6492714 MACIAS, BLANCA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BLANCA MACIAS A/K/A BLANCA MARIBEL MACIAS, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 19, Unit(s) E44, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $34,857.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017021632, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001531*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6465537 MARTINEZ, MARGARITO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MARGARITO MARTINEZ A/K/A MARGARITO PEREZ MARTINEZ and NORMA MARTINEZ A/K/A NORMA GENE MARTINEZ, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 51, Unit(s) E36, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,674.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017018919, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001532*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6301704 MATEYUNAS, MICHAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MICHAEL J MATEYUNAS, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 49, Unit(s) W42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 23, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $17,242.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017008799, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001533*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6394658 MCBEN, RAYMOND NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, RAYMOND MCBEN A/K/A RAYMOND PATRICK MCBEN and SAVANNAH MARTINEZ A/K/A SAVANNAH MARIE MARTINEZ, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 44, Unit(s) W33, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 30, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,211.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018009975, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001534*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6476235 MCGEE, DAMON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DAMON L MCGEEA/K/A DAMOND LEUNTE MCGEE, A SINGLE MAN and MARLISE GOLDEN-THOMAS, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 21, Unit(s) E41, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 25, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,676.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017040643, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001535*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6494568 MCGOWEN JR, BOBBY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BOBBY MCGOWEN JR A/K/A BOBBY JAMES MCGOWEN JR and ANDREA DENISE MCGOWEN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 47, Unit(s) E35, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,188.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017022471, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee -

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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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: *FILED2020001536*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6272756 MCLAURIN, MELVIN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MELVIN C MCLAURIN, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 20, Unit(s) E43, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 20, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $32,805.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015029168, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 9th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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.

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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: *FILED2020001537*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:42AM

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.*

M6274752 MCNEAL, ATIYA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ATIYA ANN MCNEAL, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 15, Unit(s) W40, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 15, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $54,877.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015031886, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
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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: *FILED2020001538*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6290051 MENDOZA, ROGER NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ROGER ALFREDO MENDOZA and RAIZA JOSEFINA TORRES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 43, Unit(s) E13, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 24, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $16,024.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016068268, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001539*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6269385 MEYERS, JEFFREY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JEFFREY MICHAEL MEYERS, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) E31, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 9, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,440.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016070308, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001540*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6494300 MINCEY, MELANIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MELANIE LEWIS MINCEY and JAMES STEPHEN MINCEY, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 23, Unit(s) E37, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 19, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $22,237.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017038626, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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.**
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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: *FILED2020001541*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ROSA ISELA MONDRAGON and JULIO ALBERTO MONDRAGON, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 15, Unit(s) E42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 11, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $26,475.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017014107, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001542*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6274777 MONHOLLAND, JR., JOHNNY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JOHNNY DALE MONHOLLAND JR, A SINGLE MAN and TIFFANY LEANN DUKE, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 26, Unit(s) E27, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 15, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $17,813.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016032367, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001543*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6299027 MOORE, STEPHANIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, STEPHANIE RAENE MOORE and CHRISTOPHER DALE MOORE, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 49, Unit(s) W55, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 1, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,741.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016034317, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001544*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6476847 MORALES, ANGELICA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ANGELICA DELACRUZ MORALES, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 24, Unit(s) E35, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 27, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,035.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016060835, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001545*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6502214 MORALES, CESAR NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CESAR MORALES A/K/A CESAR ADRIANO MORALES and ESMERALDA MORALES A/K/A ESMERALDA ELVA-MARIA MORALES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) E37, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 13, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $35,160.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017033960, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001546*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6257158 MORTON, GREGG NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, GREGG KENNETH MORTON, A MARRIED MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 45, Unit(s) E27, B Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 19, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $8,046.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016032335, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001547*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6483431 MUNOZ, SANTOS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SANTOS MUNOZ A/K/A SANTOS MENDEZ MUNOZ and ANGEL MUNOZ JR A/K/A ANGEL DIAZ MUNOZ JR, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 9, Unit(s) E32, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 25, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,219.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017021758, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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;

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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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020:

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001548*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6488599 NAVARRO, ABRAHAM NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ABRAHAM NAVARRO, A SINGLE MAN and MARICELA GARCIA REYES, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 31, Unit(s) E45, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 18, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,825.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017060407, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

NOTARY PUBLIC STATE OF TEXAS
ROMA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

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: *FILED2020001549*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6474554 NUNEZ, JENNIFER NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JENNIFER NUNEZ A/K/A JENNIFER LYNN NUNEZ and CESAR NUNEZ A/K/A CESAR ANTONIO NUNEZ, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 43, Unit(s) W42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 18, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $24,751.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017039223, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001550*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6481603 OBREGON, CHRISTINA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CHRISTINA OBREGON A/K/A CHRISTINA MARIE OBREGON, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 22, Unit(s) E16, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 18, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $12,940.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016070255, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
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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.**
- **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: *FILED2020001551*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6477277 PEREZ, MANUEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MANUEL PEREZ, A SINGLE MAN and ASUSENA ESTRADA, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 31, Unit(s) E17, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 30, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,964.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017020699, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001552*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6496618 PEREZ, VICTORIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, VICTORIA PEREZ and JESSE CHAVEZ, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 25, Unit(s) E18, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 7, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,607.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018014592, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Rona Raquel Osby-Wright
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001553*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6295976 PERSAUD, TERRY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, TERRY DAVANAND PERSAUD and ROHINA PERSAUD, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 42, Unit(s) E55, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 10, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $27,692.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016029636, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001554*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6464899 PETRUSHANSKY, MORTON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MORTON PETRUSHANSKY and JUDITH SYDNEY KING-PETRUSHANSKY, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 16, Unit(s) E17, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,092.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016057830, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001555*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6258706 PETTIET, STEPHANIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, STEPHANIE LYNN PETTIET, A SINGLE PERSON (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 48, Unit(s) E34, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 6, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $7,002.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015032746, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001556*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6474716 POWERS, SONJA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SONJA DEITTE POWERS and CLAYTON POWERS, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 39, Unit(s) W43, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 18, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $20,103.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016061205, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001557*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6462581 POYNTER, DEBORAH NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DEBORAH POYNTER A/K/A DEBORAH ANN POYNTER, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 18, Unit(s) W32, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 29, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $16,869.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016056316, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced FDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001558*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6474279 RABON, JAMES NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JAMES RABON A/K/A JAMES CHARLES RABON, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 16, Unit(s) E38, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 17, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,096.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017020748, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001559*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6482419 RAMOS, EMILY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, EMILY RAMOS A/K/A EMILY JEAN RAMOS and REYMUNDO RAMOS JR, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 43, Unit(s) E59, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,526.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017071812, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001560*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6476706 RAMOS DE ANZA, MARIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARIA RAMOS DE ANZA A/K/A MARIA JOBITA RAMOS, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 24, Unit(s) E34, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 27, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $9,000.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016068218, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001561*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6483161 REBOLLAR, JR, RAUL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RAUL REBOLLAR JR, A SINGLE MAN and MARIA DEJESUS AGUINAGA, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 16, Unit(s) E32, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,709.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017005195, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001562*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6291523 REEVES, TERESA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RAYBURN CRAIG REEVES and TERESA SUZANNE REEVES, HIS WIFE, AS JOING TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) E58, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 6, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,478.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016043277, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced FDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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

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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.
- 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: *FILED2020001563*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6483061 RELLFORD, CHRISTOPHER NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHRISTOPHER RELLFORD, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 29, Unit(s) E16, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,378.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017076492, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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;

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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 Deed of Trust;

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 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

NOTARY PUBLIC STATE OF TEXAS
RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

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: *FILED2020001564*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6476398 RENDON, JEFF NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JEFF VALENTIN RENDON and YARESI NAYELI FLORES, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 23, Unit(s) W22, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 26, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,887.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017040633, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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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: *FILED2020001565*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 11:50AM

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.*

M6494880 RESENDEZ, DANIEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DANIEL RESENDEZ A/K/A DANIEL JOHN RESENDEZ, A SINGLE MAN and JESSICA MUNOZ A/K/A JESSICA GUADALUPE MUNOZ, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) E57, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $31,026.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018049574, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 5th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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- **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: *FILED2020001566*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6284976 RHOADS, BARBARA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BARBARA HOLLIS RHOADS, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 29, Unit(s) W42, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 3, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $44,418.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016029263, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

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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: *FILED2020001567*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6277408 RICCIOLI, CHERYL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CHERYL RICCIOLI, A SINGLE WOMAN and JAMES P RICCIOLI, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 28, Unit(s) W23, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated December 26, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,896.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015029128, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001568*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6305649 RIOS SOLA, JULIANNA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JULIANNA NERY RIOS SOLA, A MARRIED WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 33, Unit(s) W30, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 4, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $12,482.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016043274, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001569*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6480791 ROBERTS, BRIAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BRIAN K ROBERTS A/K/A BRIAN KIETH ROBERTS, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 41, Unit(s) E16, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 15, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,016.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017037426, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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.

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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: *FILED2020001570*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6260433 ROBERTSON, PRISCILLA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, PRISCILLA J ROBERTSON A/K/A PRISCILLA JANE ROBERTSON, A SINGLE WOMAN, JUSTIN LAWRENCE CREWS, A MARRIED MAN and DERICK JAMES MYERS, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 47, Unit(s) E20, B Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 22, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,847.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015021738, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001571*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6478192 RODRIGUEZ, ERNESTO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ERNESTO RODRIGUEZ and HEATHER RODRIGUEZ A/K/A HEATHER E RODRIGUEZ, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 23, Unit(s) E47, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 3, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $31,355.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016066099, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001572*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6277368 RODRIGUEZ, MAGALI NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MAGALI RODRIGUEZ, A MARRIED WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 19, Unit(s) W43, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated December 26, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,666.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016076828, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001573*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6474179 RODRIGUEZ, SCERETA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SCERETA RODRIGUEZ A/K/A SCERETA DECKER RODRIGUEZ and DAVID A RODRIGUEZ A/K/A DAVID ARTHER RODRIGUEZ, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 36, Unit(s) E56, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $36,028.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016059396, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001574*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6461290 ROSAS, LUIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LUIS A ROSAS A/K/A LUIS ANTHONY ROSAS SR and MARIA E ROSAS A/K/A MARIA ELENA ROSAS, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 48, Unit(s) W30, B Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $7,118.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017022408, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001575*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6461306 ROSS, KESHONNEE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KESHONNEE LATRICE ROSS and MICHEAL LYNCH JR, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 45, Unit(s) E56, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,345.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017022416, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001576*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6444758 RUSH, MACKERL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MACKERL RUSH A/K/A MACKERL LYNN RUSH, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 36, Unit(s) W30, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $19,143.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017060225, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001577*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6482983 SABLAN, DESIREE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DESIREE ESTELLE SABLAN and BEVERLY MARIE COONS, A MARRIED COUPLE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) E41, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,219.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017018990, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

NOTARY PUBLIC STATE OF TEXAS
RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

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: *FILED2020001578*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6476049 SALDANA, FELIPE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, FELIPE R SALDANA and VERONICA SALDANA, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 49, Unit(s) W12, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 25, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,247.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017071755, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001579*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6301005 SALVADOR CIRIACO, MIRTHA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MIRTHA ELENA SALVADOR CIRIACO, A MARRIED WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 28, Unit(s) W30, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 16, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,788.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016027050, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001580*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6265423 SANCHEZ, JESSICA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JESSICA L SANCHEZ and CLEAVLON X BROOKS, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 51, Unit(s) E56, B Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 30, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $8,227.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017008583, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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.

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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: *FILED2020001581*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6502096 SANDOVAL III, ANDREW NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ANDREW JOSEPH SANDOVAL III, A MARRIED MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 39, Unit(s) E13, AB Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 13, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $21,183.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051388, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TX as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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.

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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: *FILED2020001582*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6266722 SANTOPIETRO, JOSEPHINE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOSEPHINE LEE SANTOPIETRO, A SINGLE PERSON (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 44, Unit(s) E55, B Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 10, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $7,454.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015021448, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

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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: *FILED2020001583*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6505746 SCOTT, ARLENE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ARLENE M SCOTT A/K/A ARLENE MARIE SCOTT and JAMES M SCOTT A/K/A JAMES MICHAEL SCOTT, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 49, Unit(s) W22, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated December 15, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $16,360.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051550, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

NOTARY PUBLIC STATE OF TEXAS
RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

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: *FILED2020001584*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6462423 SCRUGGS, ARDONUS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ARDONUS SCRUGGS A/K/A ARDONUS LLEWELLYN SCRUGGS, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 27, Unit(s) E53, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 29, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $48,840.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016048424, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001585*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6262430 SCRUGGS, KEYANNA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KEYANNA S SCRUGGS, A SINGLE WOMAN and DARIOUS D SMOTHERS, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 16, Unit(s) E25, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 7, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,637.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016022297, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001586*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6281023 SEDGWICK, JR, DAVID NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DAVID ALLEN SEDGWICK JR and TIFFANY MARIE SEDGWICK, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 19, Unit(s) W44, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated February 19, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $12,185.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016027502, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001587*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6443364 SERRANO, ERICK NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ERICK ESTIVENS SERRANO and ANNIE M SERRANO, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 15, Unit(s) E27, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 8, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,768.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017040772, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001588*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6319959 SHARP, FRANCIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, FRANCIS G SHARP and NICOLE A SHARP, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 42, Unit(s) E35, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 2, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,146.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018056378, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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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: *FILED2020001589*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6484453 SHELBY, VALERIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, VALERIA SHELBY A/K/A EVALVAN NOWAK SHELBY, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 45, Unit(s) W52, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 30, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $23,344.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017008004, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001590*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6442770 SHELTON, LINDA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LINDA LAVERN SHELTON, A SINGLE WOMAN and JOHN LEE OSBORNE, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 46, Unit(s) W13, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 5, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,121.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017072496, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 5th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001591*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6483323 SILVA, CRISELDA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CRISELDA SILVA A/K/A CRISELDA JO SILVA and JULIAN SILVA, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 32, Unit(s) E16, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 25, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $21,791.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018051705, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001592*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:37PM

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.*

M6464905 SILVA, NAOMI NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, NAOMI SILVA A/K/A NAOMI CHAVARRIA SILVA and DAVID SILVA, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 51, Unit(s) W44, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $7,523.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017064749, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001593*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:38PM

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.*

M6268030 SILVER, JR., OLLIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, OLLIE MILTON SILVER JR, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 11, Unit(s) W14, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 23, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $25,481.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015021206, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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

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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: *FILED2020001594*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6279354 SIMMONS, IVANA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, IVANA-IMAN JASETTE SIMMONS, A SINGLE WOMAN and ERNEST GUY MARTIN, IV, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 12, Unit(s) W14, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 25, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,757.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016022223, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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.

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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: *FILED2020001595*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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

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M6480849 SLATTON, CAROLYN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CAROLYN L SLATTON A/K/A CAROLYN LANSFORD SLATTON, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 39, Unit(s) W55, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 15, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,230.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017005530, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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Attn: Capital Management; Foreclosures
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9271 South John Young Parkway
Orlando, FL 32819

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
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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: *FILED2020001596*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6465029 SMALL, LORETTA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LORETTA PHILLIPS SMALL A/K/A LORETTA SMALL, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 35, Unit(s) E40, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $50,312.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017064746, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001597*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6475956 SNEED, LEANOT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LEANOT SNEED and PEGGY SNEED A/K/A PEGGY HOFFMAN SNEED, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 35, Unit(s) E17, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,797.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017006234, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001598*

Filing Fee: 23.00

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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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

M6483174 SONNIER, LEE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LEE D SONNIER A/K/A LEE DARWIN SONNIER and YVONNE R SONNIER A/K/A YVONNE RENEE SONNIER, HIS WIFE, AS JOINT TENANTS WILL FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 41, Unit(s) W15, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $24,809.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017071681, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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;

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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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

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(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: *FILED2020001599*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6482979 SOTO, MARIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARIA SOTO A/K/A MARIA GUADALUPE SOTO and DAVID SANTOS, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 11, Unit(s) E16, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,676.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017033873, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001600*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6495839 STEEN, CARMILA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, CARMILA STEEN A/K/A CARMILIA MARIE STEEN and SANDY STEEN A/K/A SANDY NAKIA STEEN, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 49, Unit(s) E35, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 1, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $7,638.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017019808, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001601*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6481262 STODDARD JR, KEVIN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KEVIN STODDARD JR A/K/A KEVIN WILLIAM STODDARD JR, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 17, Unit(s) E23, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 17, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $12,051.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017070654, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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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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- **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: *FILED2020001602*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6465560 STREET, JUBELKA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JUBELKA E STREET and BRADY LLOYD STREET, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 1, Unit(s) E55, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,380.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018014528, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001603*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6443643 SWEENEY, BRADLEY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BRADLEY W SWEENEY A/K/A BRADLEY WARREN SWEENEY, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 1, Unit(s) E57, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 9, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,354.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016062170, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001604*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6461154 SWEENEY, LEZETTE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LEZETTE CHARVELIA SWEENEY and JULIA D SEWELL, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 6, Unit(s) E17, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,790.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017022519, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001605*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6489305 TALFORD, NELDA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, NELDA TALFORD A/K/A NELDA BAKER TALFORD, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 30, Unit(s) E56, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 21, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $33,781.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017020789, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TD as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001606*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6461178 TASBY, RODERICK NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, RODERICK A TASBY A/K/A RODERICK ADONIS TASBY and ANGELA TASBY A/K/A ANGELA DIANE TASBY, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 25, Unit(s) E17, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $20,067.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017060206, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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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: *FILED2020001607*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6487224 TAYLOR, VERNELL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, VERNELL M TAYLOR A/K/A VERNELL MARIE TAYLOR, A SINGLE WOMAN and TIFFANIE BREED A/K/A TIFFANIE TAYLOR BREED, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 20, Unit(s) E44, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 11, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,668.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051479, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

NOTARY PUBLIC STATE OF TEXAS
RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
Notary ID 131825417

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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- **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: *FILED2020001608*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6511167 TEAL II, ROSS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ROSS TEAL II A/K/A ROSS EDWARD TEAL II and SAMANTHA TEAL A/K/A SAMANTHA MICHELLE TEAL, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 38, Unit(s) W30, B Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated February 5, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,366.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017064715, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
Comm. Expires 12-13-2022
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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.**
- **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: *FILED2020001609*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6492404 THOMAS JR., WILLIE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, WILLIE THOMAS JR, A MARRIED MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 32, Unit(s) E55, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 8, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $20,948.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017038641, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001610*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6479013 THOMPSON, BRANDON NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, BRANDON LEE THOMPSON and WENDY ANN THOMPSON, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 23, Unit(s) E45, A Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 7, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,875.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017028319, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001611*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6266741 THOMPSON, III, WILBERT NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, WILBERT EDWIN THOMPSON III, A SINGLE MAN and JADA M HIGHSMITH, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 23, Unit(s) W51, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 10, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $12,293.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015032734, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001612*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6503863 TILLEMAN, WOUTERUS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, WOUTERUS J TILLEMAN and TAMMY J TILLEMAN A/K/A TAMMY JO TILLEMAN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 19, Unit(s) E37, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 26, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $34,659.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017019980, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001613*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6461170 TOBIAS, LISA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LISA MARIE TOBIAS, A MARRIED WOMAN and GARRICK KEITH BROUSSARD, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 48, Unit(s) E57, B Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $7,489.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017072490, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 By Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001614*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6492158 TREXLER, JOHN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JOHN W TREXLER A/K/A JOHN WALTER TREXLER and PHYLLIS TREXLER A/K/A PHYLLIS WILSON TREXLER, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 31, Unit(s) W42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 5, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $23,459.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017021646, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001615*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6320213 UBEDA, ADA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ADA IRIS UBEDA and MOISES ANTONIO UBEDA-RIVERA, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 48, Unit(s) E13, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 6, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $7,275.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016058288, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001616*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6299768 VEGA, III, LUIS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LUIS A VEGA III, A SINGLE MAN and JESSICA ASHLEY DORY, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 20, Unit(s) E55, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 6, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $28,180.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017008788, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2022, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001617*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6463853 VILLARREAL JR., JUAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JUAN JOSE VILLARREAL JR and ROXANE MENDOZA, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 44, Unit(s) E20, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 5, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,331.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017072481, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001618*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6460220 VISER, ANTHONY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ANTHONY BERNARD VISER and TEYA MARIE GRAYNED, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 49, Unit(s) E59, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,880.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017016979, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001619*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6465392 VIVAR, ALEJANDRO NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ALEJANDRO VIVAR, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 45, Unit(s) E22, A Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,091.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017018913, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001620*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6444335 WAITS, LAURA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LAURA ELAINE WAITS and SHANE D MOUL, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 2, Unit(s) W33, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 14, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,118.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018056391, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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

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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: *FILED2020001621*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 12:51PM

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.*

M6501311 WARDSWORTH, ELLA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ELLA WARDSWORTH A/K/A ELLA HAVES WARDSWORTH, A SINGLE WOMAN and JACQUELENE BALLARD A/K/A JACQUELENE M BALLARD, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 34, Unit(s) E36, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 7, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $34,631.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051416, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001622*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6394006 WARE, WILMO-JEAN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, WILMO-JEAN WARE A/K/A WILMOJEAN CLAY WARE (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 10, Unit(s) W23, B Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 25, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $14,211.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017016948, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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: *FILED2020001623*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6476535 WASHINGTON, LASHANDRA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LASHANDRA RENEE WASHINGTON and DALTON JABAR HOWARD, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 22, Unit(s) E35, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 26, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $13,425.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017040647, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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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.

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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: *FILED2020001624*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6476853 WATSON, THERION NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, THERION V WATSON A/K/A THERION VINCENT WATSON and YOLANDA M WATSON A/K/A YOLANDA MARIE WATSON, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 2, Unit(s) W42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 27, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $23,150.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018014408, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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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EXECUTED on the 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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Attn: Capital Management; Foreclosures
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9271 South John Young Parkway
Orlando, FL 32819

NOTARY PUBLIC STATE OF TEXAS
RONA RAQUEL OSBY-WRIGHT
Notary Public, State of Texas
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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: *FILED2020001625*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6465044 WIGGINS, SHIRLEY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SHIRLEY J WIGGINS A/K/A SHIRLEY JEAN WIGGINS and THEODORE WIGGINS, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 38, Unit(s) W53, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $46,601.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017064752, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001626*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6506070 WILKINS, KEITH NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, KEITH B WILKINS, KATRINA WILKINS A/K/A KATRINA DIANE WILKINS, HIS WIFE and ASHLEY MICHELLE BITTINGER, A MARRIED WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 37, Unit(s) E42, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated December 18, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $26,761.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018014520, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001627*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6262280 WILLIAMS, JULIUS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JULIUS A WILLIAMS, A SINGLE MAN and ELIS MARIE BATISTA, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 20, Unit(s) W43, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 6, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $10,653.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2015024095, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001628*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6443173 WILLIAMS, LAZARUS NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, LAZARUS DALMAINE WILLIAMS and ERICA LINETTE HUMPHREY, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 33, Unit(s) W24, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 7, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,657.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017048773, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001629*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6389056 WILLIS, DARRICK NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, DARRICK WILLIS A/K/A DARRICK ANTHONY WILLIS and MEAGHEN KOUDELKA A/K/A MEAGHEN ANN WILLIS, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 14, Unit(s) W23, B Side, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 17, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,349.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017014115, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001630*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6296597 WILSON, JAEL NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JAEL E WILSON, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 48, Unit(s) W52, A Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 15, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $5,738.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016042975, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001631*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6388805 WILSON, SHELIA NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, SHELIA WHYTE WILSON, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 5, Unit(s) W21, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $11,345.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017050665, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7TH day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001632*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6475661 WORTHEY, ROBIN NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, ROBIN ELKINS WORTHEY, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 20, Unit(s) E47, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 23, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $35,702.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017071752, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001633*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6497156 YATES, BENARD NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BENARD YATES A/K/A BENARD RAY YATES, A SINGLE MAN, CHRISTOPHER RAY YATES, A MARRIED MAN, LORAINE LYNN ZUNIGA, A MARRIED WOMAN and STEPHANIE NICOLE YATES, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 13, Unit(s) E56, AB Side, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $41,886.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017050714, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001634*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6477696 YOUNG JR, GARY NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, GARY WAYNE YOUNG JR and SHATOYA LANEE YOUNG, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 47, Unit(s) W21, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 2, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $18,076.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017020733, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001635*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6501704 ZELAYA FLORES, RUBI NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, RUBI A ZELAYA FLORES, A SINGLE WOMAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 44, Unit(s) E48, Annual 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 11, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $16,816.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2017051431, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
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: *FILED2020001636*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6274701 ZETINO, JOSE NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, JOSE ADEMIR ZETINO, A SINGLE MAN (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 1, Unit(s) W34, Odd 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 14, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $9,135.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2016035162, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/7/2020, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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: *FILED2020001637*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 10/08/2020 1:03PM

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.*

M6444384 ZGABAY, MEREDITH NOV 2020 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, MEREDITH LEWIS ZGABAY and TODD CLAYTON ZGABAY, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

> Interval Ownership Interest Week(s) 43, Unit(s) W32, AB Side, Even 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, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 14, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of $15,118.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018009906, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 4, 2020, and duly recorded in the Real Property Records of Galveston County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

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

1. Mandie B. Gaston	2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050
2. Denise Gomez	1700 Pacific, Suite 2150, Dallas TX 75201
3. Christina Craven	1700 Pacific, Suite 2150, Dallas TX 75201

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust 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 Deed of Trust;

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 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, November 3, 2020, between 10:00A.M. and 4:00P.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 the sale will occur is 10:00A.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 7th day of Oct, 2020.

Mandie B. Gaston, Substitute Trustee

Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 10/1/2020 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Attn: Capital Management; Foreclosures
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819

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

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

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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.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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