

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 1.923% undivided interest as tenant-in-common in Unit No. 0113 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 35, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 18, 2016, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$38,624.31, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20160 22772, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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;

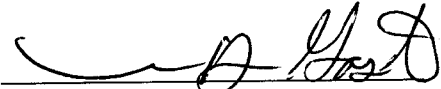
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb., 2023.


Mandie B. Gaston, Substitute Trustee

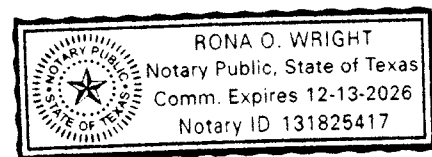
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000143*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 1.923% undivided interest as tenant-in-common in Unit No. 0095 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 28, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 03, 2015, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$9,129.00, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20150 65174, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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;

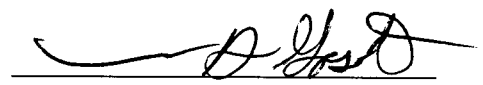
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb, 2023.



Mandie B. Gaston, Substitute Trustee

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

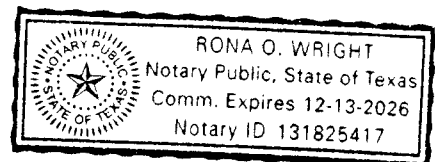
State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000144*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOHN FOWLER AND JANE FOWLER AND ANY HEIRS (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 0060 (the "Unit"), Silverleaf's Seaside Resort, Phase 6, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 43, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 27, 2015, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$23,021.00, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20150 42350, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
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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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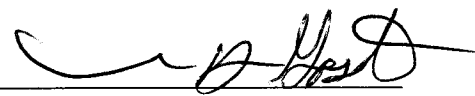
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EXECUTED on the 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

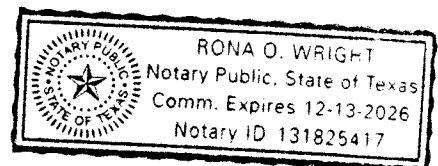
Substitute Trustee's Address:
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State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).


Notary Public, State of Texas

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FILED

Instrument Number: *FILED2023000145*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 1.923% undivided interest as tenant-in-common in Unit No. 0055 (the "Unit"), Silverleaf's Seaside Resort, Phase 6, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 35, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 19, 2015, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$24,599.00, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20150 26328, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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;

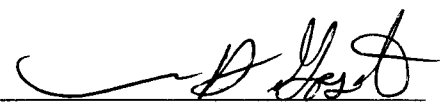
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

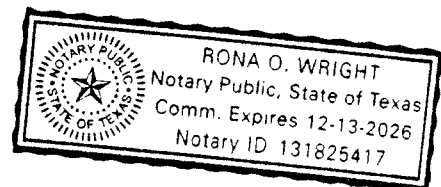
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).


Notary Public, State of Texas

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

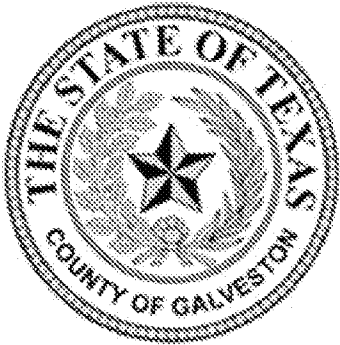
Instrument Number: *FILED2023000146*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 1.923% undivided interest as tenant-in-common in Unit No. 0086 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 02, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 19, 2013, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$16,027.35, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20130 06162, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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;

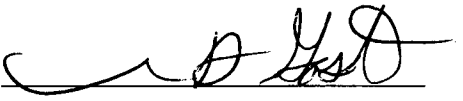
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

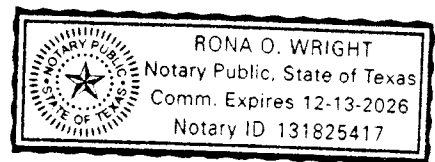
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23 by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000147*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LEE W HENSLEE AND LINDA G HENSLEE AND ANY HEIRS (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 0246 (the "Unit"), Presidents Seaside at Silverleaf's Seaside Resort, Phase 3, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Presidents Seaside at Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 52, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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, 2013, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$12,860.00, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20130 33173, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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.

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EXECUTED on the 8 day of Feb, 2023.

Mandie B. Gaston, Substitute Trustee

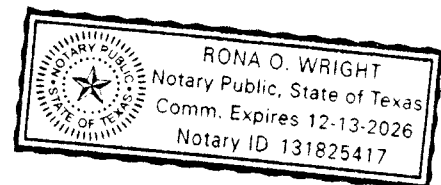
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).

Notary Public, State of Texas

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

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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: *FILED2023000148*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 1.923% undivided interest as tenant-in-common in Unit No. 0006 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 21, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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, 2013, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$27,644.95, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20130 74658, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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;

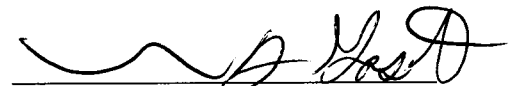
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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.

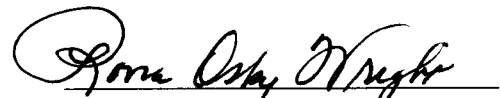
EXECUTED on the 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

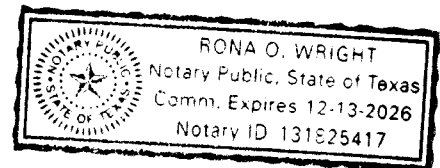
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/9/23, by Mandie B. Gaston, who is personally known to me (or who has produced TL as identification).


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000149*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 1.923% undivided interest as tenant-in-common in Unit No. 0165 (the "Unit"), Presidents Seaside at Silverleaf's Seaside Resort, Phase 3, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Presidents Seaside at Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 17, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 22, 2015, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$30,791.96, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20150 55755, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

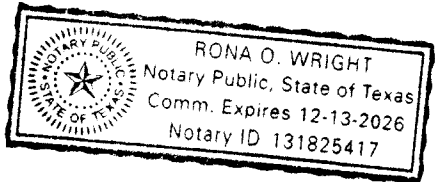
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23 by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000150*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RUEL MALCOLM AND MIRISA FREEMAN-MALCOLM (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 0196 (the "Unit"), Presidents Seaside at Silverleaf's Seaside Resort, Phase 3, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Presidents Seaside at Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 06, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 03, 2015, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$28,211.76, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20150 30109, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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;

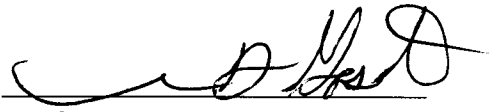
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb, 2023.



Mandie B. Gaston, Substitute Trustee

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

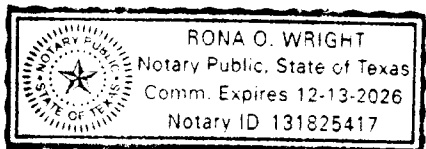
State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced td as identification).



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000151*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 1.923% undivided interest as tenant-in-common in Unit No. 0177 (the "Unit"), Presidents Seaside at Silverleaf's Seaside Resort, Phase 3, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Presidents Seaside at Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 18, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 01, 2009, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$32,815.10, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20090 34220, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

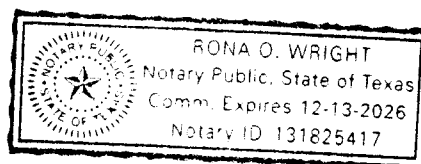
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced JDL as identification).


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000152*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KELLY DEANN ODELL AND RAYMOND LEON WELCH (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 0.9615% undivided interest as tenant-in-common in Unit No. 0128E (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 22, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 06, 2016, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$15,164.00, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20160 13749, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb, 2023.

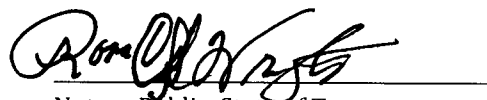


Mandie B. Gaston, Substitute Trustee

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

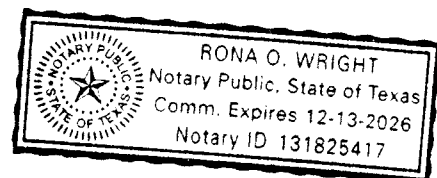
State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/30, by Mandie B. Gaston, who is personally known to me (or who has produced tdi as identification).



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000153*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 0.9615% undivided interest as tenant-in-common in Unit No. 00830 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 44, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 14, 2013, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$5,699.00, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20130 12032, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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;

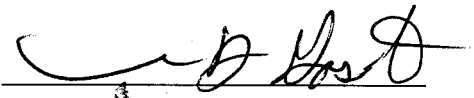
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

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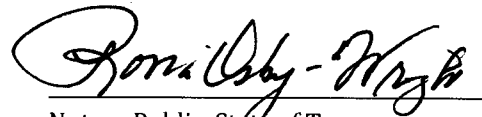
EXECUTED on the 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

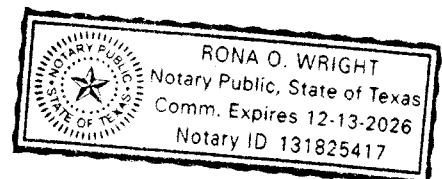
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).


Notary Public, State of Texas

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

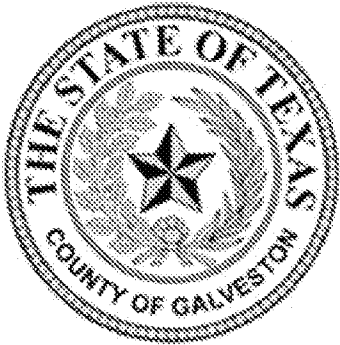
Instrument Number: *FILED2023000154*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 0.9615% undivided interest as tenant-in-common in Unit No. 01370 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 05, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 04, 2014, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$11,050.00, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20140 20405, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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;

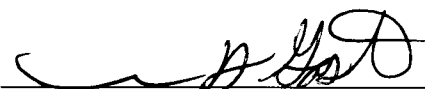
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

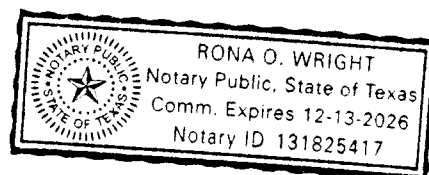
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000155*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JAMIE SHAW, KAY REECE-SHAW AND LATOSHA SHAW (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 0186 (the "Unit"), Presidents Seaside at Silverleaf's Seaside Resort, Phase 3, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Presidents Seaside at Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 50, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 11, 2015, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$10,655.50, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20150 49683, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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;

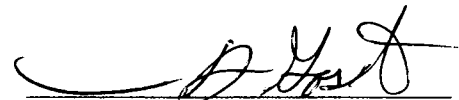
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, March 7, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the 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 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

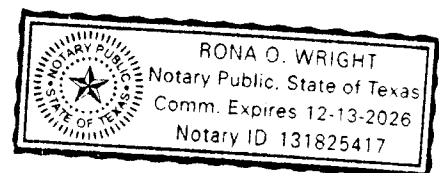
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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: *FILED2023000156*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

MAR 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

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

A 0.9615% undivided interest as tenant-in-common in Unit No. 0005E (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation ownership project in Galveston County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Silverleaf's Seaside Resort, Galveston County, Texas, recorded under File Number 20070 46339, Real Property Records of Galveston County, Texas, and Supplemental Declaration (if any) recorded under File Number N/A N/A Deed Records of Galveston County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 52, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

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 13, 2015, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$12,387.87, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded under File Number 20150 60446, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated January 9, 2023, 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 duly 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. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

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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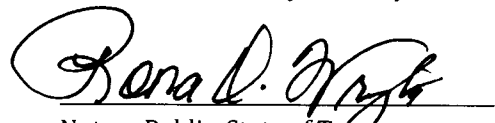
EXECUTED on the 8 day of Feb, 2023.


Mandie B. Gaston, Substitute Trustee

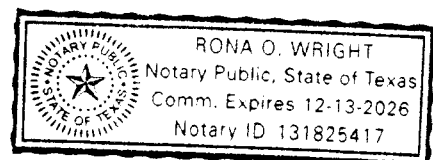
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 2/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced TDL as identification).


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, Florida 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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The purchaser is hereby notified that the purchaser should:

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

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

FILED

Instrument Number: *FILED2023000157*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 02/08/2023 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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