

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SEAN R ADAMS AND WIFE JO A ADAMS ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 127 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 29, 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, current unpaid expenses due and owing amount to \$4,673.37, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

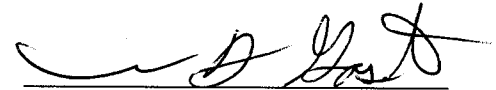
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

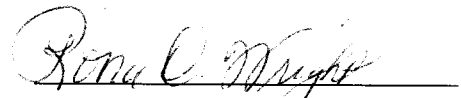


Mandie B. Gaston, Substitute Trustee

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

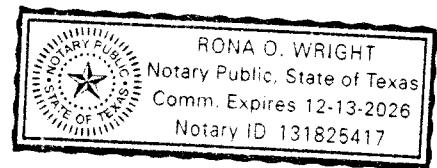
State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).



Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

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



**FILED**

Instrument Number: *FILED2023000261*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RHONDA ALLEN, MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 100 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 47, 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, current unpaid expenses due and owing amount to \$6,665.77, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

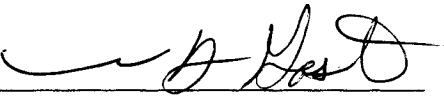
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

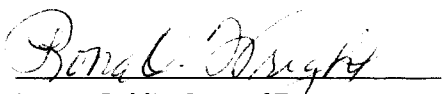
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

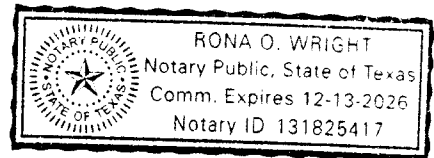
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



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- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

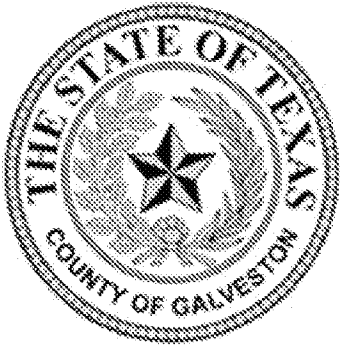
Instrument Number: *FILED2023000262*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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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APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CURTIS BATTICE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 131 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 20, 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, current unpaid expenses due and owing amount to \$7,716.80, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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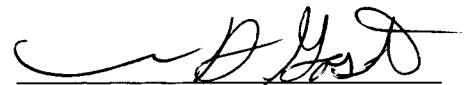
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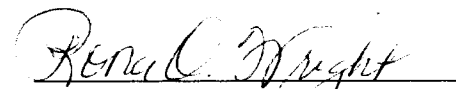
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

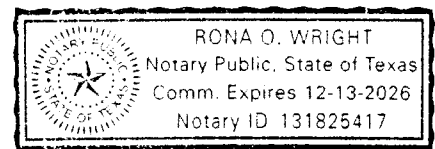
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

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Foreclosure Department  
Holiday Inn Club Vacations Incorporated,  
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**FILED**

Instrument Number: *FILED2023000263*

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*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHARLES R CASHMERE JR AND LAURA M SANCHEZ, AS TENANTS IN COMMON ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 241 (the "Unit") Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 36, 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, current unpaid expenses due and owing amount to \$1,768.00, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

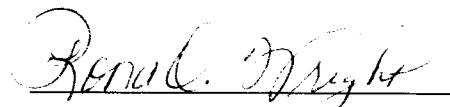
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

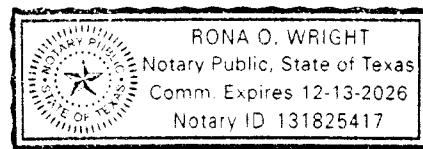
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

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

**FILED**

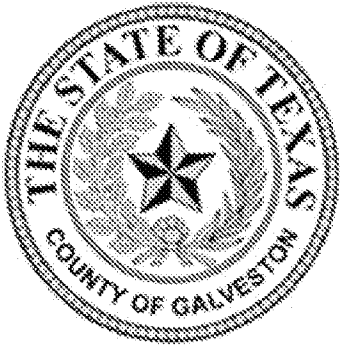
Instrument Number: *FILED2023000267*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*



APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RAMON CASTILLO AND HERMINIA MARTINEZ CASTILLO, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 67 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 07, 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, current unpaid expenses due and owing amount to \$7,001.52, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

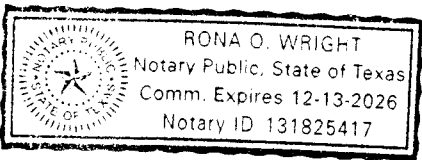
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

Instrument Number: *FILED2023000268*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ALLEN CURTIS ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 105 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 51, 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, current unpaid expenses due and owing amount to \$12,611.08, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

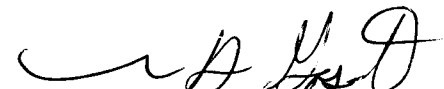
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

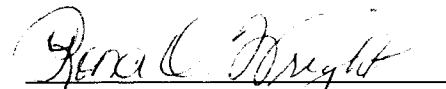
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

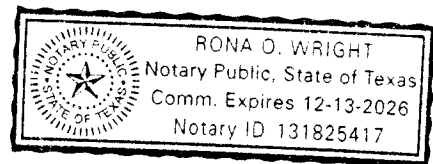
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced txl as identification).

  
Notary Public, State of Texas

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



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- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

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

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

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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**

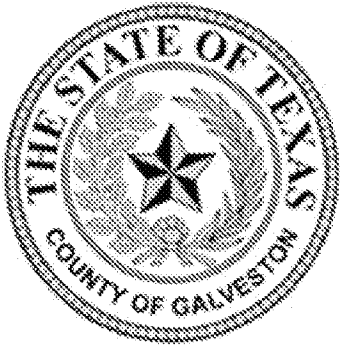
Instrument Number: *FILED2023000269*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

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



*Dwight D. Sullivan*

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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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JAMES HUGH DAVIS JR AND PAULA FULTON DAVIS, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 116 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 47, 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, current unpaid expenses due and owing amount to \$7,005.39, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

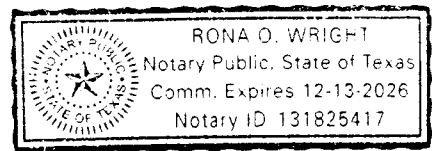
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

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

**FILED**

Instrument Number: *FILED2023000270*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MICHELLE DICKENS, AS HER SOLE AND SEPARATE PROPERTY ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 146 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 39, 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, current unpaid expenses due and owing amount to \$5,636.79, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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



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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

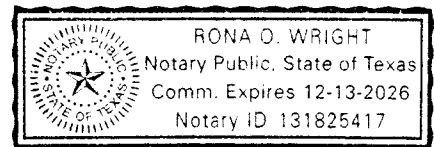
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tal as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

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

**FILED**

Instrument Number: *FILED2023000271*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SARAH KIERSTEN GRAY, A SINGLE WOMAN AND JAMES MATTHEW HOFFMAN, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 0.9615% undivided interest as tenant-in-common in Unit No. 83E (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 46, 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, current unpaid expenses due and owing amount to \$2,621.60, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

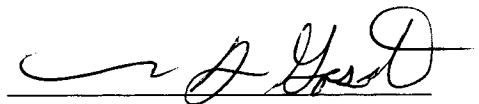
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

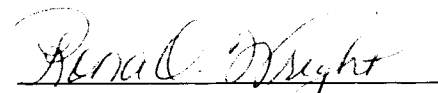
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

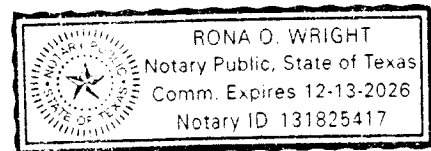
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced fdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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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: *FILED2023000272*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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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APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KRISTEN HARPER, NICKALUS HARPER, HUSBAND AND WIFE, DUSTY MUMPHREY, A SINGLE MAN AND KASSIDY MUMPHREY, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 140 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 40, 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, current unpaid expenses due and owing amount to \$5,801.06, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

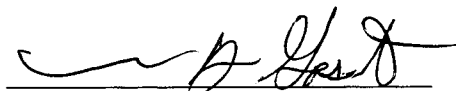
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

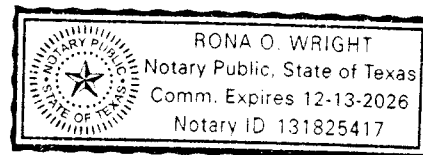
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. **OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT**

**BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.**

**The purchaser is hereby notified that the purchaser should:**

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

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

**FILED**

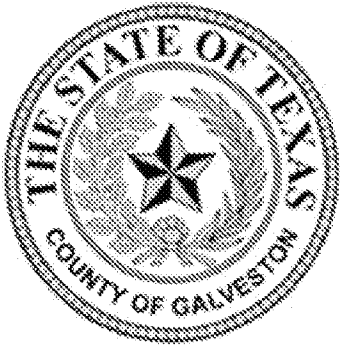
Instrument Number: *FILED2023000273*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOHN HAWTHORNE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 11 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$7,668.76, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

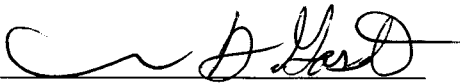
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

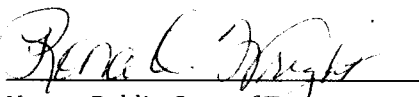
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

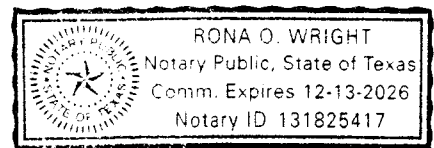
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).

  
Notary Public, State of Texas

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





**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

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

**FILED**

Instrument Number: *FILED2023000274*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SHARON LEE HEDRICK AND JAMES PIERCE HEDRICK, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 82 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 03, 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, current unpaid expenses due and owing amount to \$1,378.95, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

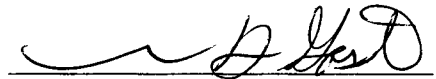
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

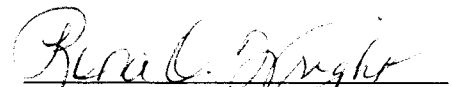
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

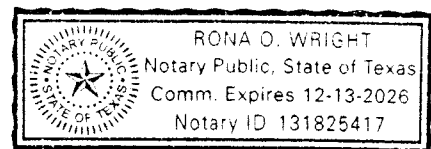
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced fdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE  
THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
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IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE  
STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC  
LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

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

**FILED**

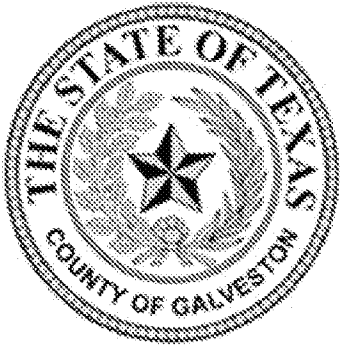
Instrument Number: *FILED2023000275*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

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



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

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.*



APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RAY HODGES, A SINGLE INDIVIDUAL ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 159 (the "Unit") Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$3,105.74, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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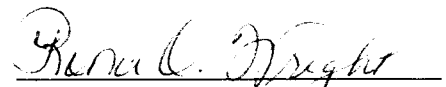
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

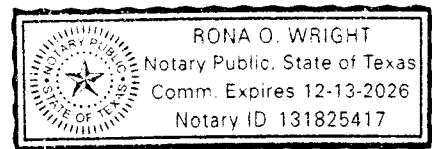
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

Instrument Number: *FILED2023000276*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RAY HODGES, A SINGLE INDIVIDUAL ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 163 (the "Unit") Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$4,678.26, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

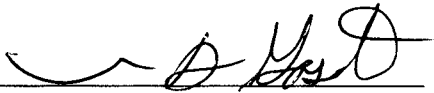
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

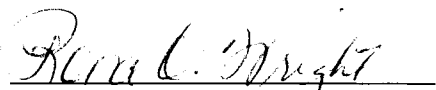
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

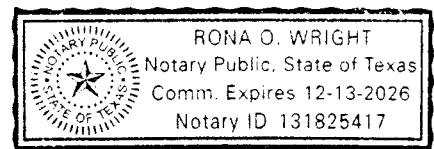
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

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Notary Public, State of Texas

Foreclosure Department  
Holiday Inn Club Vacations Incorporated,  
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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: *FILED2023000277*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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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APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SPENCER LEWIS HUGHES AND CENTORIAL WILLIS HUGHES, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 52 (the "Unit") Silverleaf's Seaside Resort, Phase 6, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 09, 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, current unpaid expenses due and owing amount to \$5,418.29, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

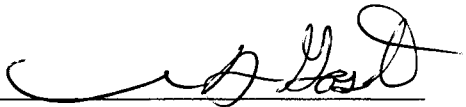
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

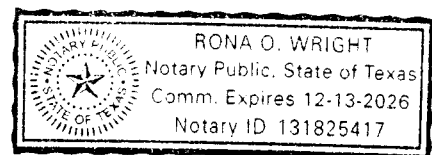
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State of Texas  
County of Galveston

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Notary Public, State of Texas

Foreclosure Department  
Holiday Inn Club Vacations Incorporated,  
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**FILED**

Instrument Number: *FILED2023000278*

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Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

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*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
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APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JACQUELINE CHRISTINA LARA, A SINGLE WOMAN ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 49 (the "Unit") Silverleaf's Seaside Resort, Phase 6, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$7,005.39, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
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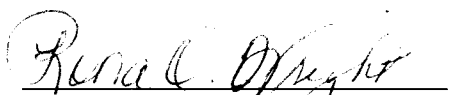
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

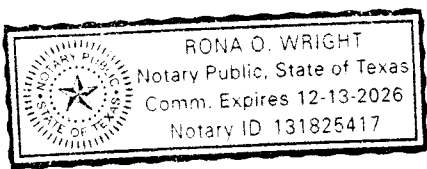
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State of Texas  
County of Galveston

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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: *FILED2023000279*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ROY EDWARD LEWIS AND WANDA ROSIER LEWIS, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 133 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$7,005.39, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

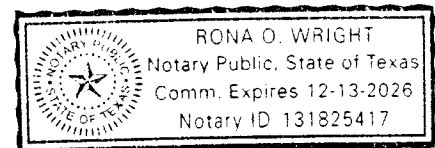
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced fdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

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



**FILED**

Instrument Number: *FILED2023000280*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:27AM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BLOWERS WHOLESale PRODUCTS LLC, A LIMITED LIABILITY COMPANY ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 0.9615% undivided interest as tenant-in-common in Unit No. 1250 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$4,195.89, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

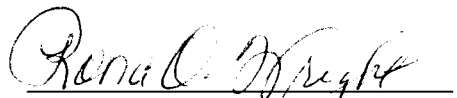
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

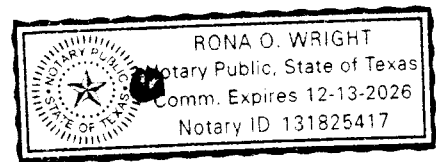
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**
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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**

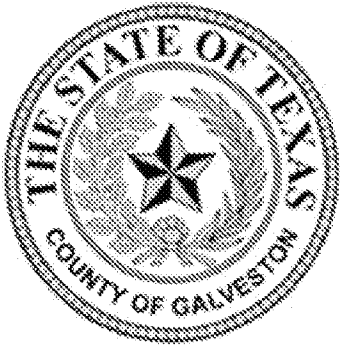
Instrument Number: *FILED2023000282*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BLOWERS WHOLESale PRODUCTS LLC, A LIMITED LIABILITY COMPANY ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 238 (the "Unit") Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 41, 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, current unpaid expenses due and owing amount to \$5,597.42, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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 Lien have been complied with;

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

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

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

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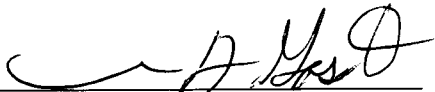
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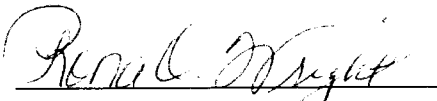
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

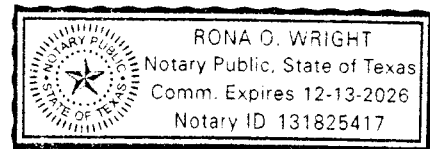
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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

**The purchaser is hereby notified that the purchaser should:**

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

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

**FILED**

Instrument Number: *FILED2023000283*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, F MULERO ENTERPRISES LLC, A LIMITED LIABILITY COMPANY ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 185 (the "Unit") Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$7,716.80, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

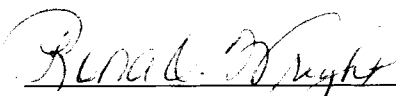
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

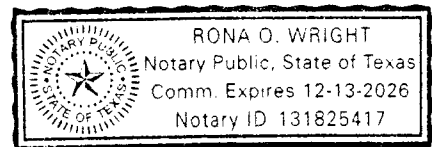
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

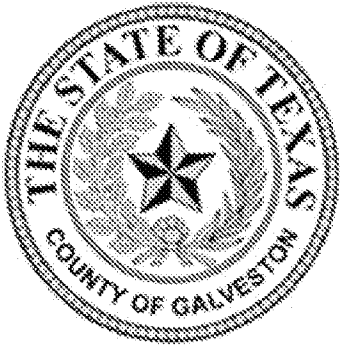
Instrument Number: *FILED2023000284*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*



APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARINA BAY AND MIDLER SERVICES LLC, A LIMITED LIABILITY COMPANY ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 176 (the "Unit") Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 41, 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, current unpaid expenses due and owing amount to \$7,819.36, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

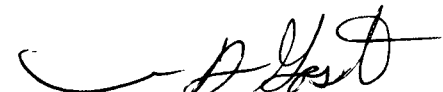
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

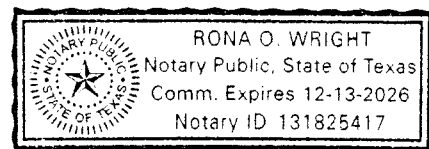
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

Instrument Number: *FILED2023000285*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, REAL TEX EQUIPMENT LLC , A TEXAS CORPORATION ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 52 (the "Unit") Silverleaf's Seaside Resort, Phase 6, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 12, 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, current unpaid expenses due and owing amount to \$4,724.54, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

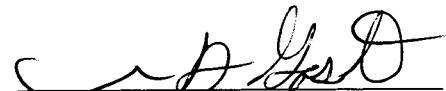
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EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

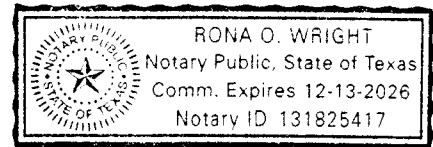
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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



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

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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**

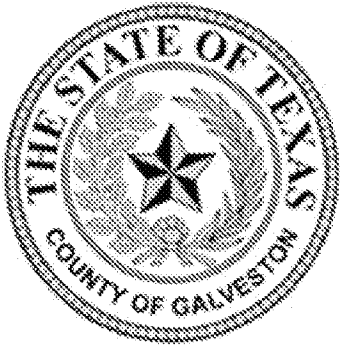
Instrument Number: *FILED2023000286*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HENRY CHARLES MADDOX JR AND KADIATU BROWN MADDOX, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 80 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 49, 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, current unpaid expenses due and owing amount to \$1,133.19, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

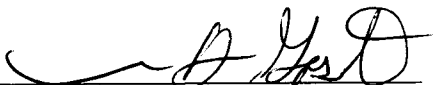
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

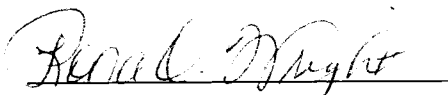
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

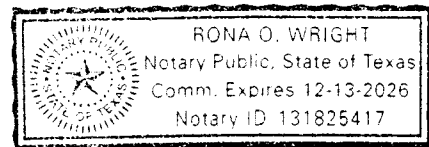
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

Instrument Number: *FILED2023000287*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HELEN ELIZABETH MENDENHALL, A SINGLE WOMAN AND ANY HEIRS ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 50 (the "Unit") Silverleaf's Seaside Resort, Phase 6, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$4,927.35, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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



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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

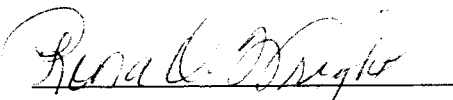
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

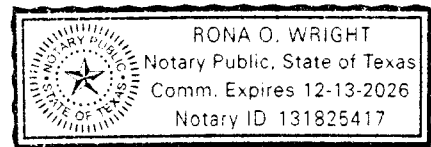
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tal as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

Instrument Number: *FILED2023000288*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BRENDA NEUMAN, A MARRIED WOMAN ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 106 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$5,932.53, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

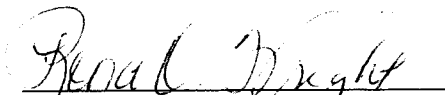
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

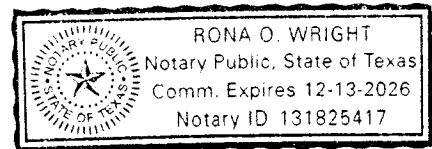
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**



**FILED**

Instrument Number: *FILED2023000289*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DELBERT LEE PHILLIPS III ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 403 (the "Unit") Silverleaf's Seaside Resort, Phase 9, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 40, 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, current unpaid expenses due and owing amount to \$7,883.70, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

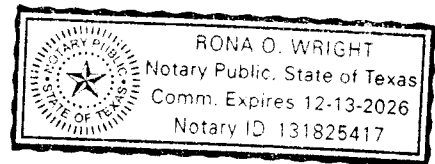
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tal as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

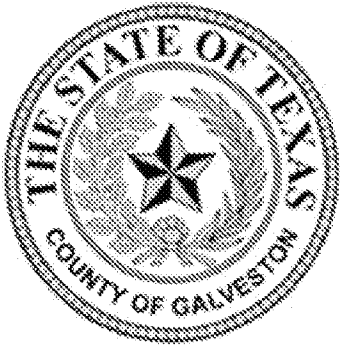
Instrument Number: *FILED2023000290*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ADVENTURES PORTFOLIO DEVELOPER ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 255 (the "Unit") Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 26, 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, current unpaid expenses due and owing amount to \$5,701.72, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

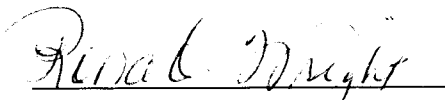
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

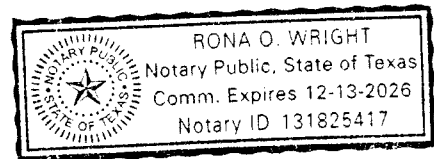
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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





**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.**

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND  
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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: *FILED2023000291*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BILLY GENE WALKER AND GAY INMAN WALKER, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 149 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$3,828.95, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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


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

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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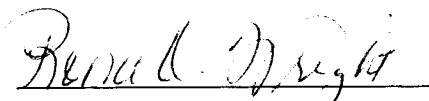
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

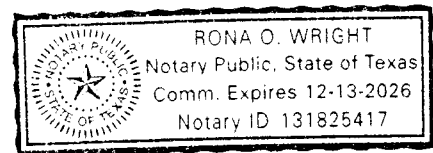
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



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- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**
- **THE COSTS OF REMOVING A STRUCTURE FROM THE PUBLIC BEACH AND ANY OTHER ECONOMIC LOSS INCURRED BECAUSE OF A REMOVAL ORDER WOULD BE SOLELY YOUR RESPONSIBILITY.**

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

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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**

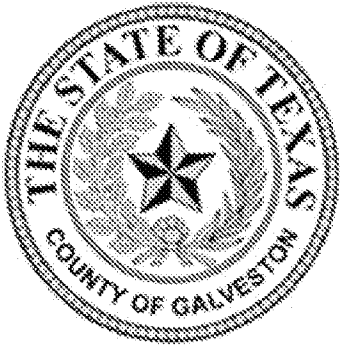
Instrument Number: *FILED2023000292*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*



APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JAMES CHARLIER WHELAN III AKA JIMMY WHELAN AND ELIZABETH GRAVES WHELAN AKA BETTY WHELAN, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 0.9615% undivided interest as tenant-in-common in Unit No. 130E (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 45, 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, current unpaid expenses due and owing amount to \$1,664.56, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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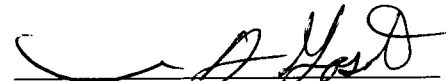
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

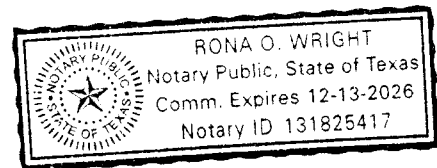
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

Instrument Number: *FILED2023000293*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KIMBERLY WHOBREY AND ALFORD WHOBREY ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 157 (the "Unit") Annually, Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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, current unpaid expenses due and owing amount to \$2,840.89, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

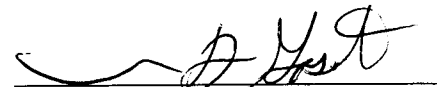
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

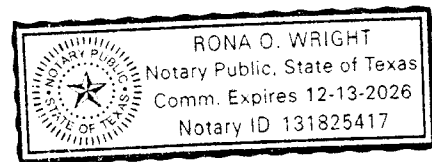
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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



**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

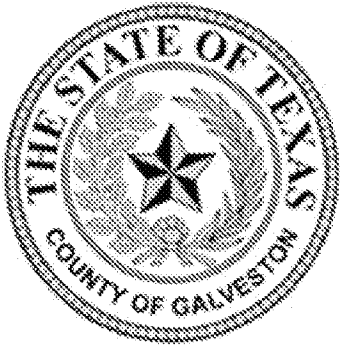
Instrument Number: *FILED2023000294*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, NEVA JEAN WILLIAMS AND JAMES LEE WILLIAMS, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 0.9615% undivided interest as tenant-in-common in Unit No. 91E (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 46, 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, current unpaid expenses due and owing amount to \$1,664.56, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. 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, Owner has defaulted in the payment of certain assessments imposed against the Property and the holder of the Lien has requested that the undersigned sell the Property to satisfy the unpaid assessments (the "Foreclosure Sale");

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

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

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

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

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

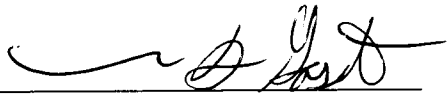
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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

NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

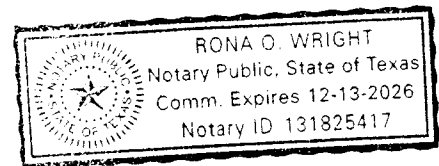
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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**The purchaser is hereby notified that the purchaser should:**

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

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

**FILED**

Instrument Number: *FILED2023000295*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

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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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, NOE ZUNIGA III, A SINGLE MAN AND MONICA MARTINEZ NARVAIZ, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP ("Owner(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

A 1.923% undivided interest as tenant-in-common in Unit No. 98 (the "Unit") Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 08, 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, current unpaid expenses due and owing amount to \$3,810.29, wherein Holiday Inn Club Vacations Incorporated (the "Holder") is the holder of a lien against the Property pursuant to that certain Notice and Assignment of Assessment Lien (the "Lien") dated February 6, 2023, [and duly recorded in the Real Property Records of Galveston County, Texas, and assigned pursuant to that Notice and Assignment of Assessment Lien], which Lien secures payment of monthly assessments to generate funds to pay expenses in operating Seaside Resort, all in accordance with the terms and conditions of the Declaration;

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

- |                      |  |
|----------------------|--|
| 1. Mandie B. Gaston  | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 2. Lourdes Villareal | 2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050 |
| 3. Denise Gomez      | 9271 S John Young Pkwy, Orlando FL 32819                 |

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

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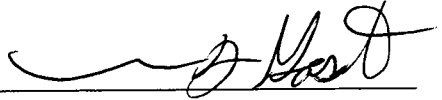
WHEREAS, notice is given that before the Foreclosure Sale, the holder of the lien may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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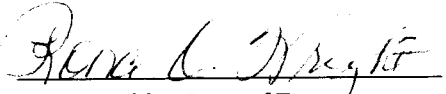
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

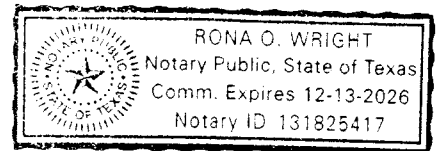
Substitute Trustee's Address:  
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State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

**(2) seek the advice of an attorney or other qualified person before executing this contract or**

**instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

**FILED**

Instrument Number: *FILED2023000296*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CALLIE OLA ACQUAYE, A MARRIED WOMAN (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. 246 (the "Unit"), Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 16, 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 05, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$37,739.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 201800 8945, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

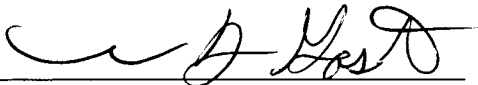
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

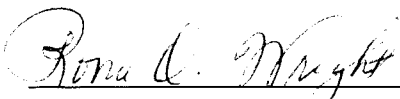
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

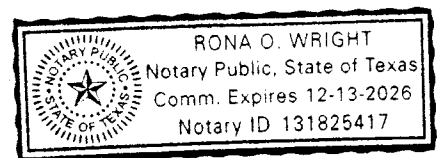
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).

  
Notary Public, State of Texas

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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Much of the Gulf of Mexico coastline is eroding at rates of more than five 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: *FILED2023000297*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BRYCE ALEXANDER, A SINGLE MAN (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. 140 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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 July 19, 2019, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$9,031.39, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20190 59134, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;


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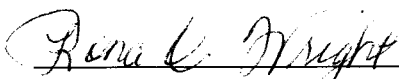
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

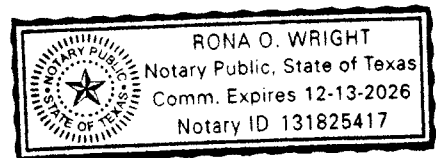
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State of Texas  
County of Galveston

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Foreclosure Department  
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**FILED**

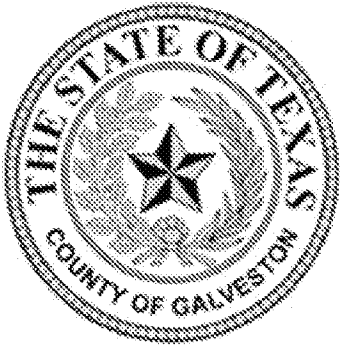
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State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KAREN EVON ANDRUS, A SINGLE WOMAN, CHARLES CLAYTON WARREN, A SINGLE MAN, MICHELLE LEEANN WARREN, A SINGLE WOMAN AND CHRISTINE LYNETTE WARREN, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 250 (the "Unit"), Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 15, 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 05, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$20,146.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 201800 1319, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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

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- |                      |  |
|----------------------|--|
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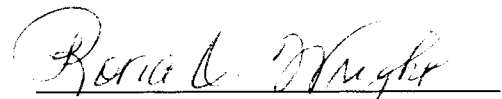


Mandie B. Gaston, Substitute Trustee

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

State of Texas  
County of Galveston

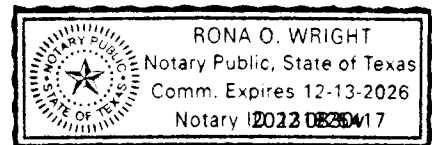
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Foreclosure Department  
Holiday Inn Club Vacations Incorporated

6485956 ANDRUS, KAREN  
5\_TX\_HICVI\_GS\_M\_NOTICE OF SALE





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OF PURCHASING COASTAL REAL PROPERTY NEAR A BEACH**

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

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

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

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

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

**The purchaser is hereby notified that the purchaser should:**

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

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

**FILED**

Instrument Number: *FILED2023000299*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KAREN EVON ANDRUS, A SINGLE WOMAN AND CHARLES CLAYTON WARREN, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 254 (the "Unit"), Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 27, 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 25, 2018, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$31,151.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 74194, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

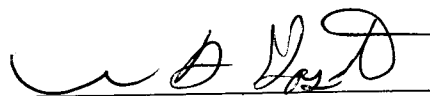
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

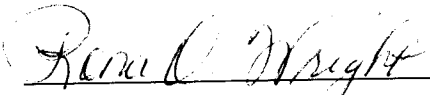
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

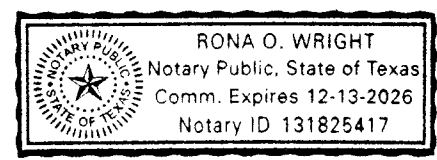
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).

  
Notary Public, State of Texas

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**

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PURCHASER OF COASTAL REAL PROPERTY IS REQUIRED BY STATE LAW.**

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

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

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

**FILED**

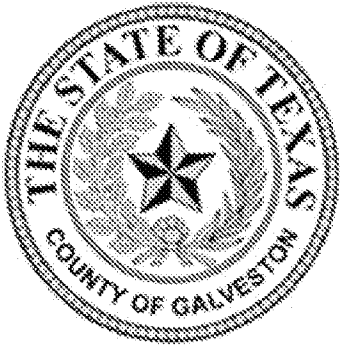
Instrument Number: *FILED2023000300*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

---

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.*



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARLENE VERONICA BARNES ROBATEAU, A SINGLE WOMAN (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. 11 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 01, 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 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$9,579.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 10885, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

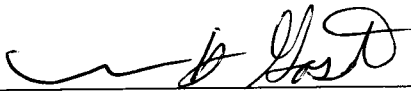
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

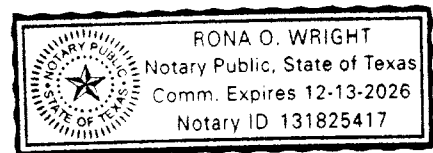
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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 real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, 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: *FILED2023000301*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 11:45AM

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



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHRISTOPHER BATTERTON AND MIKKA BATTERTON, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 0.9615% undivided interest as tenant-in-common in Unit No. 123E (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 47, 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 27, 2018, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$4,980.60, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 69507, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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
2. Lourdes Villareal
3. Denise Gomez

2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050  
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;


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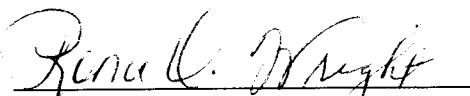
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

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

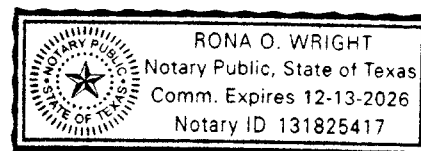
State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

Foreclosure Department  
Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, Florida 32819

6563309 BATTERTON, CHRISTOPHER  
5\_TX\_HICVI\_GS\_M\_NOTICE OF SALE



2022 0830v

**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

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



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

**FILED**

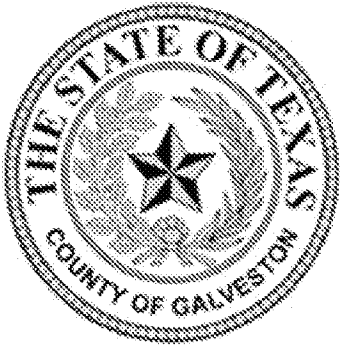
Instrument Number: *FILED2023000302*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DARRELL WAYNE BURNS AND KACY LANE BURNS, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 99 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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 August 07, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$10,503.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 201800 1297, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

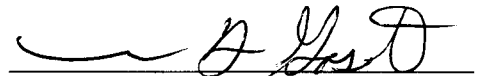
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

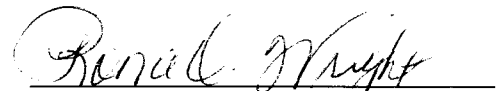
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

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

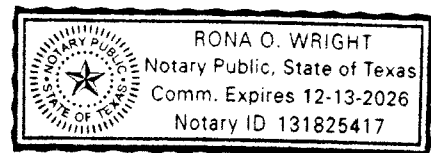
State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced ful as identification).

  
Notary Public, State of Texas

Foreclosure Department  
Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, Florida 32819

6486559 BURNS, DARRELL  
5\_TX\_HICVI\_GS\_M\_NOTICE OF SALE



**CONCERNING THE PROPERTY AS DESCRIBED ABOVE:**

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

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

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
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The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

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

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

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

The purchaser is hereby notified that the purchaser should:

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

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

**FILED**

Instrument Number: *FILED2023000303*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, EZEQUIEL J DAVILA III AND JANIS STEPHENS DAVILA, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 0.9615% undivided interest as tenant-in-common in Unit No. 132E (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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 September 18, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$16,008.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 16655, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

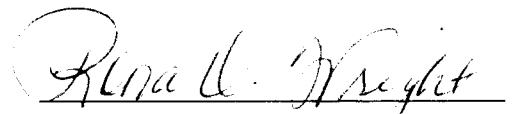
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

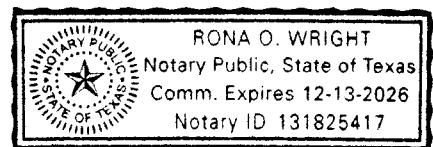
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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

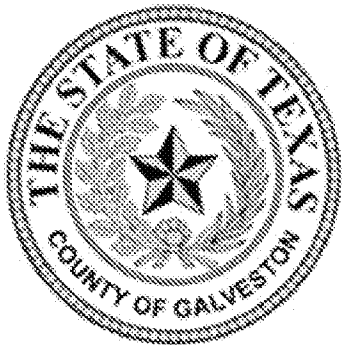
Instrument Number: *FILED2023000304*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

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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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, AQUILLA E WILLIAMS AND KENNETH VERNON WILLIAMS, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 116 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 27, 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 July 30, 2018, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$22,644.55, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 71462, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

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EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

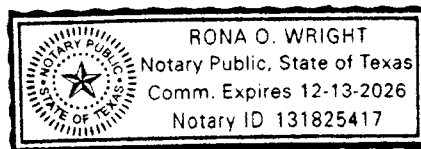
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

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

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



**FILED**

Instrument Number: *FILED2023000305*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DAVID RONALD FRYKHOLM, A SINGLE MAN 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. 403 (the "Unit"), Silverleaf's Seaside Resort, Phase 9, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 41, 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 23, 2018, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$34,165.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 31773, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

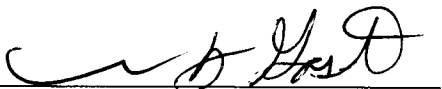
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

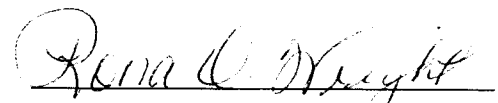
  
\_\_\_\_\_

Mandie B. Gaston, Substitute Trustee

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

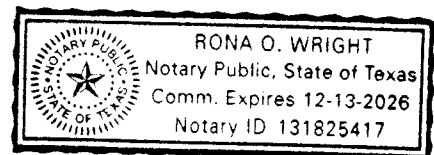
State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tidl as identification).

  
\_\_\_\_\_

Notary Public, State of Texas

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**

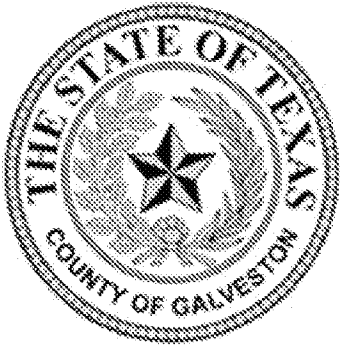
Instrument Number: *FILED2023000306*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MACQUELLE GARDNER AKA MACQUELLE GARDNER EDJEBBA, A MARRIED WOMAN (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. 11 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 13, 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 23, 2018, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$7,932.19, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 69455, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

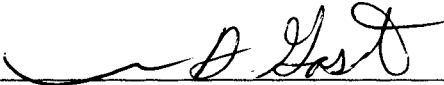
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

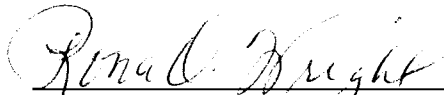
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

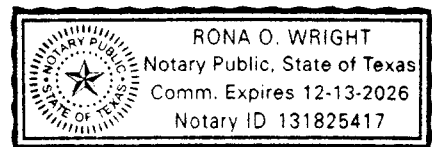
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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  
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- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
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The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, 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: *FILED2023000307*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

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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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WILLIAM ROBERT GILBERT AND MARCIA H GILBERT, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 409 (the "Unit"), Silverleaf's Seaside Resort, Phase 9, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 33, 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 19, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$51,838.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 35510, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

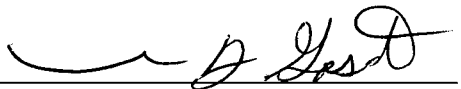
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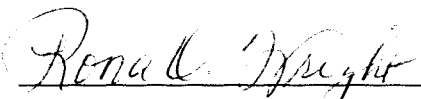
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

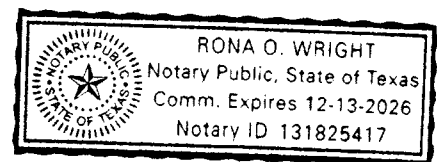
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

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

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

**FILED**

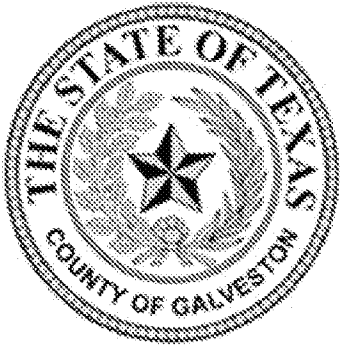
Instrument Number: *FILED2023000308*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*



APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KANDY MYNHIER GLASS, A SINGLE WOMAN (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. 93 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 48, 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 01, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$9,033.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 13078, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

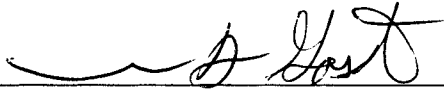
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

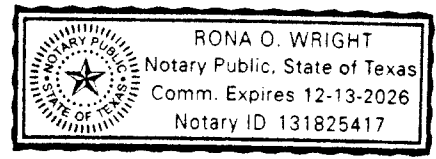
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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: *FILED2023000309*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KAYLEE BROOKE HAWKINS AND SAMUEL JOEL HAWKINS, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 163 (the "Unit"), Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 37, 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 July 30, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$29,819.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20170 64900, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

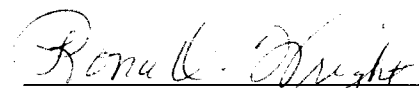


Mandie B. Gaston, Substitute Trustee

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

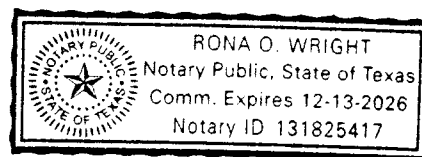
State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).



Notary Public, State of Texas

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

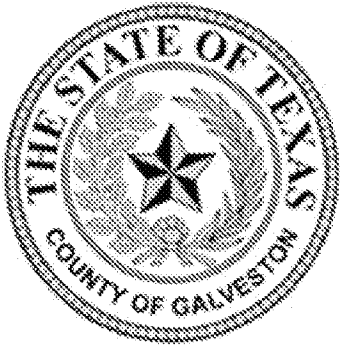
Instrument Number: *FILED2023000310*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

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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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WILLIAM THOMAS HARRELL AND SANDRA PINONES HARRELL, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 53 (the "Unit"), Silverleaf's Seaside Resort, Phase 6, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 11, 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 29, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$20,338.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20170 55602, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

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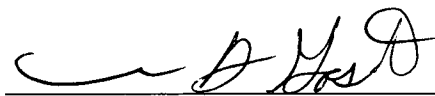
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EXECUTED on the 8 day of March, 2023.

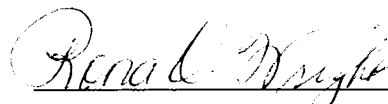


Mandie B. Gaston, Substitute Trustee

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

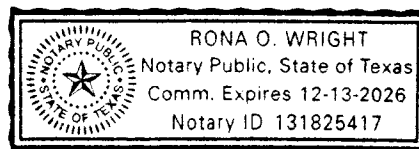
State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).



Notary Public, State of Texas

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

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

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

**FILED**

Instrument Number: *FILED2023000311*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARVIN C HARTSFIELD AND CYNTHIA VARNADO AKA CYNTHIA VARNADO-HARTSFIELD, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 198 (the "Unit"), Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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 November 20, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$9,260.61, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 69531, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

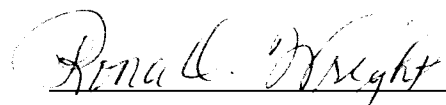
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

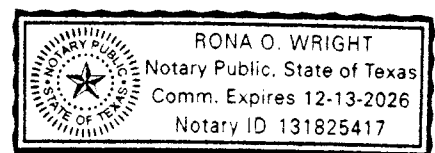
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).

  
Notary Public, State of Texas

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: *FILED2023000312*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BILLY RAY HILL AND WANAY AQUILA HILL, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 8 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 04, 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 28, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$10,956.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 201800 7673, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

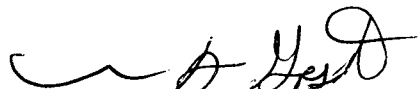
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

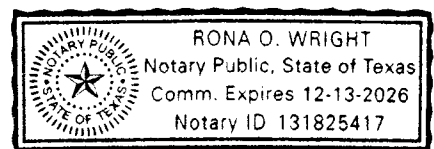
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23 by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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  
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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: *FILED2023000313*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

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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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CARLA ANNETTE JOHNSON, A SINGLE WOMAN AND COY BROOKS JR, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 57 (the "Unit"), Silverleaf's Seaside Resort, Phase 6, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 01, 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 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$10,503.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 16680, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

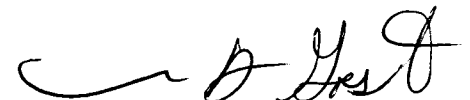
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NOW THEREFORE, notice is hereby given that on Tuesday, April 4, 2023, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for 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 March, 2023.

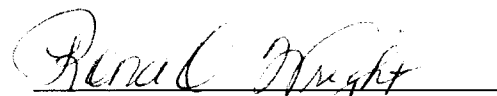


Mandie B. Gaston, Substitute Trustee

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

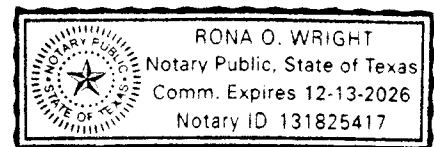
State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).



Notary Public, State of Texas

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: *FILED2023000314*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, REGINALD ANTHONY KEMP AND MELANIE JAYNE KEMP, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 119 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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 August 22, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$11,637.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 201800 7559, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

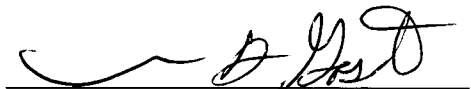
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

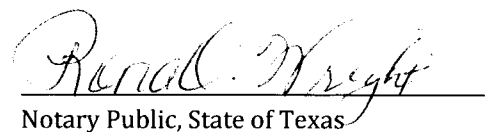


Mandie B. Gaston, Substitute Trustee

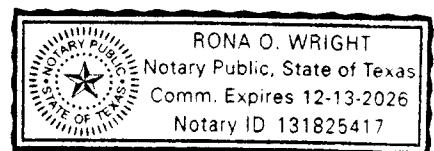
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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: *FILED2023000315*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SETH JULIUS LITTLE JR AND RITA RIDLEY LITTLE, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 50 (the "Unit"), Silverleaf's Seaside Resort, Phase 6, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 32, 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 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$26,843.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20170 50685, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

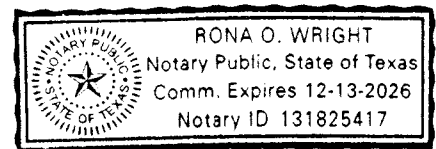
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tidl as identification).

  
Notary Public, State of Texas

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: *FILED2023000316*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

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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.*



APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CLAUDIA MARIA MEDINA AND DAMASO CORNELIO MEDINA, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 193 (the "Unit"), Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 03, 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 July 29, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$14,769.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 13103, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

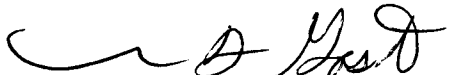
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

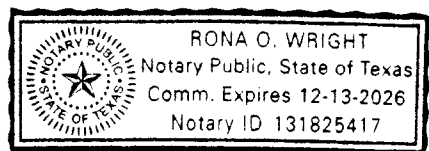
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23 by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

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

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

**FILED**

Instrument Number: *FILED2023000317*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, TEDDY WESLEY REEL AND LORENE ANN REEL, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 79 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 11, 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 06, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$26,903.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 201800 8312, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.



Mandie B. Gaston, Substitute Trustee

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

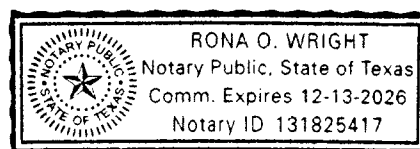
State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced title as identification).



Notary Public, State of Texas

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**

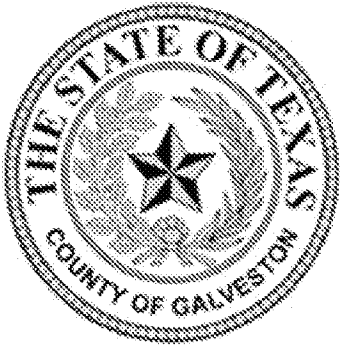
Instrument Number: *FILED2023000318*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

---

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KELLY RUSSELL, A SINGLE WOMAN (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. 164 (the "Unit"), Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 46, 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 18, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$12,726.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 31768, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

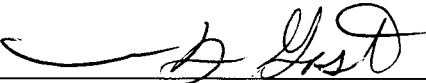
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

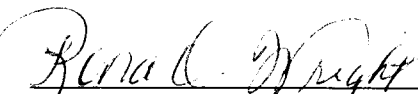
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

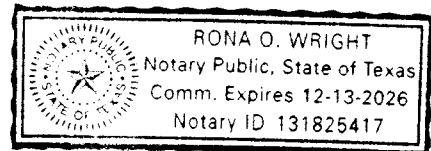
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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: *FILED2023000319*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:03PM

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



*Dwight D. Sullivan*

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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.*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PATRICIA ANN SALINAS, A SINGLE WOMAN AND JOHN ANTHONY MONTELONGO, A SINGLE MAN. AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 114 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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 August 28, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$8,338.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 201800 7682, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;


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EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

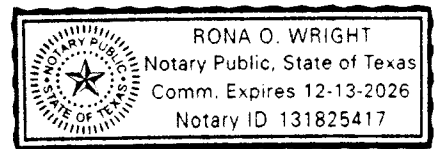
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).

  
Notary Public, State of Texas

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: *FILED2023000320*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:04PM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MICHAEL M S SHEIDAEI, A SINGLE MAN (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. 138 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 42, 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 10, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$20,238.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20170 52069, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

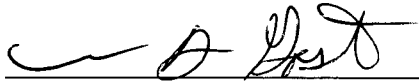
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

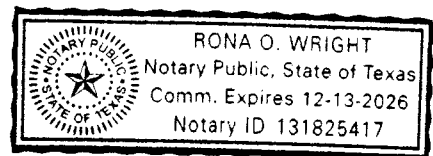
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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: *FILED2023000321*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:04PM

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



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CAROLINE LEE TRAMMEL, A SINGLE WOMAN (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. 163 (the "Unit"), Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 31, 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 July 30, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$22,194.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20170 52074, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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
2. Lourdes Villareal
3. Denise Gomez

2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050  
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;

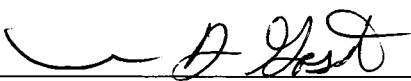
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

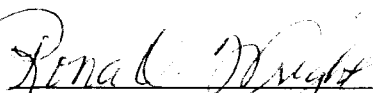
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

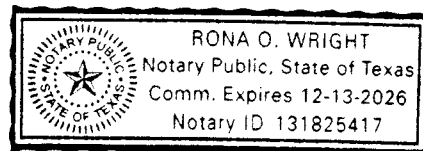
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23 by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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: *FILED2023000322*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:04PM

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



*Dwight D. Sullivan*

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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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RAFAEL VIRUET JR AND MONANT VIRUET, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 245 (the "Unit"), Silverleaf's Seaside Resort, Phase 3, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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) 36, 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 01, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$37,270.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 17003, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

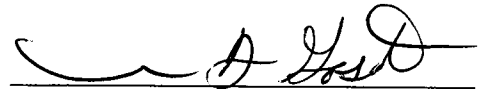
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 March, 2023.

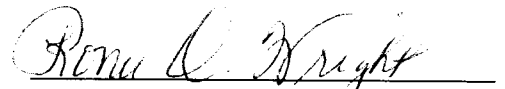


Mandie B. Gaston, Substitute Trustee

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

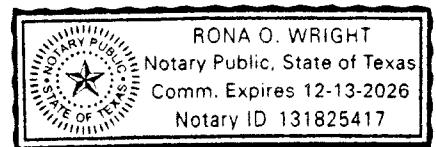
State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).



Notary Public, State of Texas

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 real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, 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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State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. OWNERS OF STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF PROCESSES SUCH AS SHORELINE EROSION ARE SUBJECT TO A LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

The purchaser is hereby notified that the purchaser should:

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

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

**FILED**

Instrument Number: *FILED2023000323*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:04PM

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



*Dwight D. Sullivan*

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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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MATT J WARNER AND ROCHELLE ANN WARNER, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 50 (the "Unit"), Silverleaf's Seaside Resort, Phase 6, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 47, 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 20, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$21,504.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 42449, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces 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 March, 2023.

  
Mandie B. Gaston, Substitute Trustee

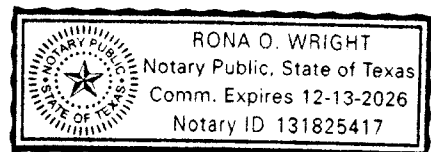
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced Id as identification).

  
Notary Public, State of Texas

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**

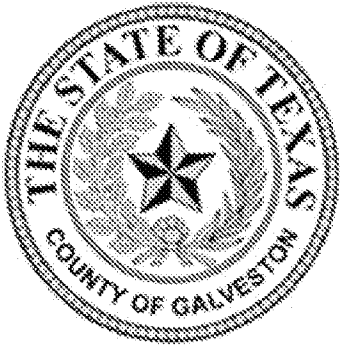
Instrument Number: *FILED2023000324*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:04PM

I hereby certify that this 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.*



APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SENKA KAY WASHINGTON AND GRADY WASHINGTON, HER HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 1.923% undivided interest as tenant-in-common in Unit No. 102 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19,1999, and recorded as Document No. GAC 9902884 of the Official 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) 10, 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 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$20,136.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20180 10064, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

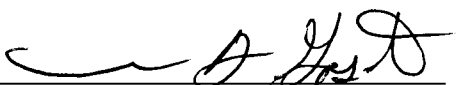
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, April 4, 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 National Guard of any state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

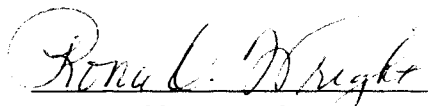
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

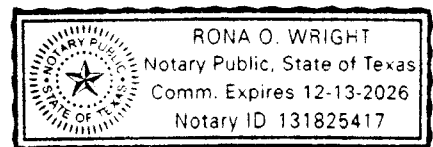
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced full as identification).

  
Notary Public, State of Texas

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.**
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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: *FILED2023000325*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:04PM

I hereby certify that this 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.*

APR 2023 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JUAN FRANCISCO ZAMARRON AND FRANCISCA ZAMARRON, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 0.9615% undivided interest as tenant-in-common in Unit No. 800 (the "Unit"), Silverleaf's Seaside Resort, Phase 1, a vacation resort in Galveston County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for Seaside Resort, Galveston County, Texas, dated January 19, 1999, and recorded as Document No. GAC 9902884 of the Official 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 September 04, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$6,344.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 201800 5863, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated February 6, 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;

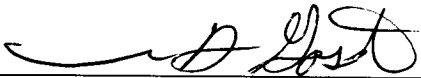
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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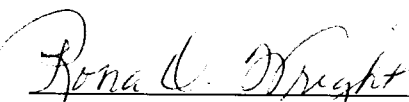
EXECUTED on the 8 day of March, 2023.

  
Mandie B. Gaston, Substitute Trustee

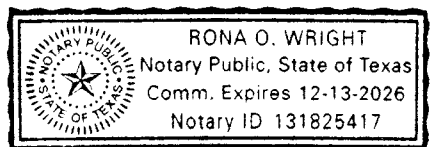
Substitute Trustee's Address:  
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas  
County of Galveston

This instrument was acknowledged before me on 3/8/23, by Mandie B. Gaston, who is personally known to me (or who has produced tdl as identification).

  
Notary Public, State of Texas

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 real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, 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: *FILED2023000326*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 03/08/2023 12:04PM

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



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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