

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Carl Kevin Barnett And Roslyn Lavern Barnett, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 37, Unit(s) E39, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$28,587.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017010769, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

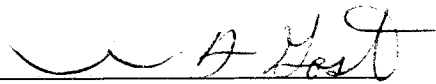
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

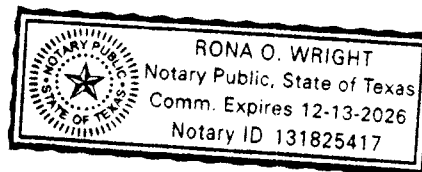
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced Tdl as identification).


Notary Public, State of Texas

Attn: Foreclosures 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

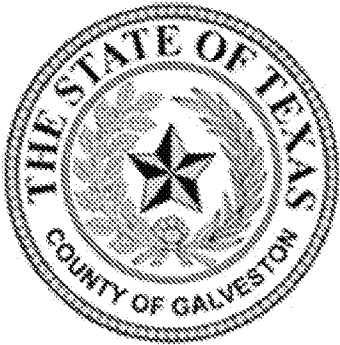
Instrument Number: *FILED2023000533*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:14PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Bruce Bernard Berger And Kathryn Lumbrezer Berger, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 25, Unit(s) E32, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 17, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$38,888.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016073996, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

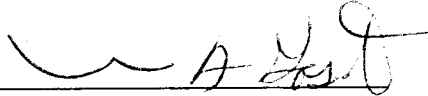
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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.

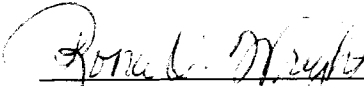
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

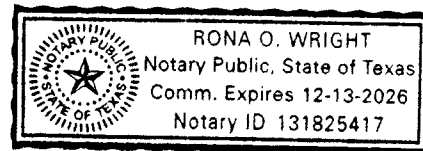
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TU as identification).


Notary Public, State of Texas

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

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**

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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: *FILED2023000534*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:14PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Guillermo Betancourt, A Single Man (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 27, Unit(s) W42, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 24, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$41,316.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017060412, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust have been complied with;

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

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

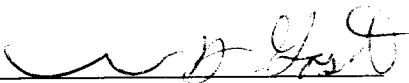
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EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

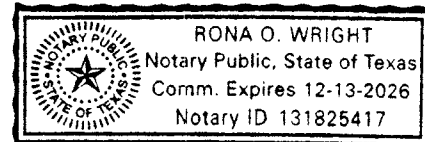
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced Id as identification).


Notary Public, State of Texas

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

FILED

Instrument Number: *FILED2023000535*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:14PM

I hereby certify that this 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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County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Michael P Boos, A Single Man (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 39, Unit(s) W31, Frequency: Even, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 23, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$10,211.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016022289, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

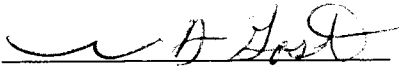
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

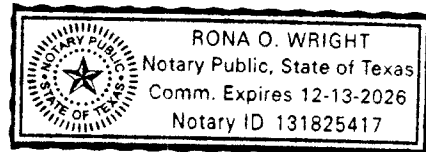
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tu as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000536*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:14PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Oswald N Brathwaite And Esmie J Brathwaite, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 47, Unit(s) E27, A Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 29, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$18,993.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2015020988, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

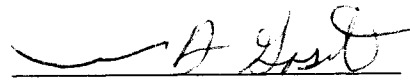
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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.

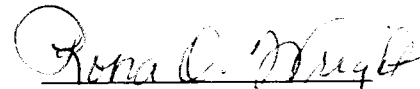
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

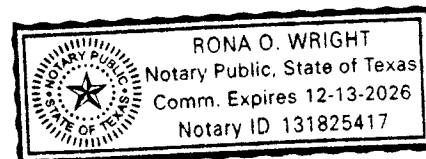
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdl as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000537*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:14PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Edwin Leon Brown And Sarah Lynn Brown, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 44, Unit(s) E16, B Side, Frequency: Odd, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 22, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$7,729.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2015024376, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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.

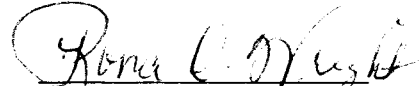
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

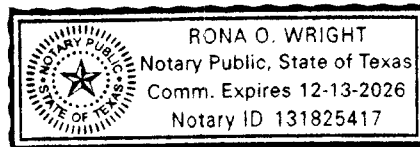
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced title as identification).


Notary Public, State of Texas

Attn: Foreclosures 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.

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

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

Instrument Number: *FILED2023000538*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:14PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Shannon Nicole Caldwell, A Single Woman (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 7, Unit(s) E48, Frequency: Even, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 29, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$10,211.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016035725, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

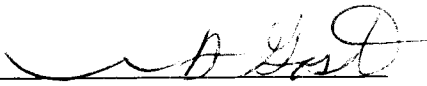
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

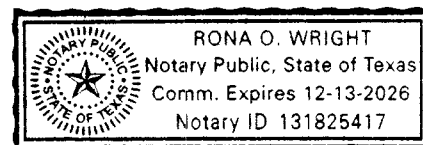
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced ra as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000539*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:14PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jordan May Carriere And Ruben Alberto Frias Torres, Her Husband, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 15, Unit(s) E58, Frequency: Odd, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated September 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 \$10,877.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017038656, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

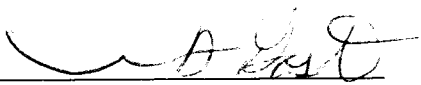
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

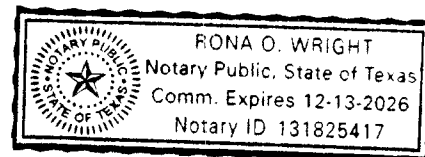
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tal as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000540*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Godfrey Robert Charles And Phyllis Ann Charles, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 23, Unit(s) E44, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 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 \$42,566.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017022411, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.

Mandie B. Gaston, Substitute Trustee

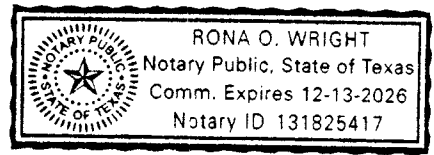
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/14/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced id as identification).

Notary Public, State of Texas

Attn: Foreclosures 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.

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

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

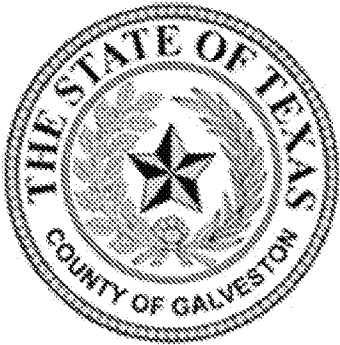
Instrument Number: *FILED2023000541*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Mary Wesley Crooks, A Single Woman (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 36, Unit(s) E36, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 13, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$29,236.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017075929, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

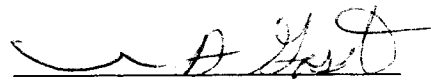
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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.

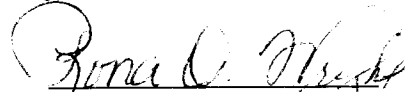
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

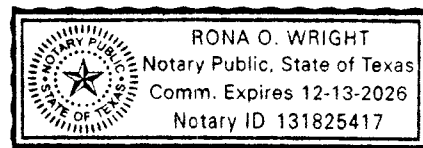
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced title as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000542*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Thomas Anthony Curtis, A Single Man (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 3, Unit(s) E53, B Side, Frequency: Odd, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 02, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$7,272.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2015016897, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

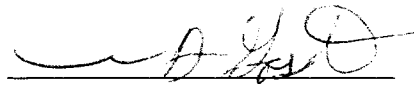
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.

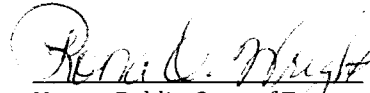


Mandie B. Gaston, Substitute Trustee

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

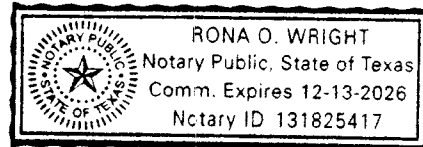
State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced rid as identification).



Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000543*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Mozell Darthard Jr And Felicia Davis, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 29, Unit(s) W30, A Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 21, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$22,100.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017072504, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

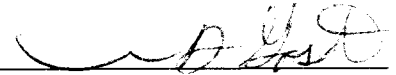
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

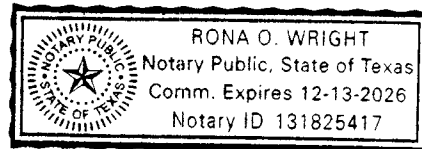
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced TX as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000544*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Victoria Inez Russell, A Single Woman (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 37, Unit(s) W30, B Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 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 \$17,570.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016058672, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

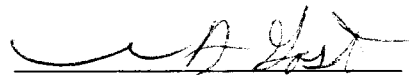
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

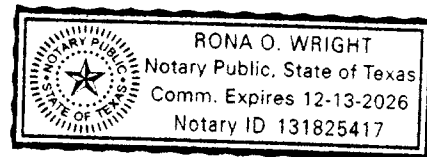
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced id as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000545*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jeannie Ann Duncan, A Single Woman (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 31, Unit(s) E14, A Side, Frequency: Even, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 11, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$13,871.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017008452, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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.

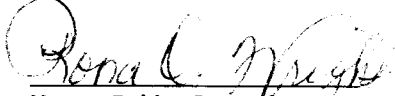
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

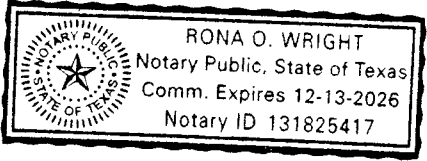
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdl as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000546*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, David Scott Englerth, A Single Man (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 46, Unit(s) E54, A Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated February 05, 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 \$16,515.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017070717, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

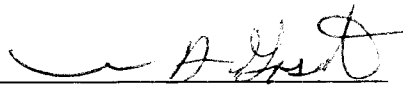
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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.

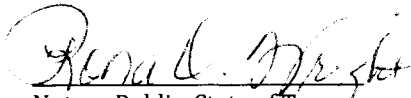
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

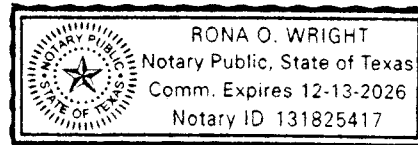
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced Id as identification).


Notary Public, State of Texas

Attn: Foreclosures 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

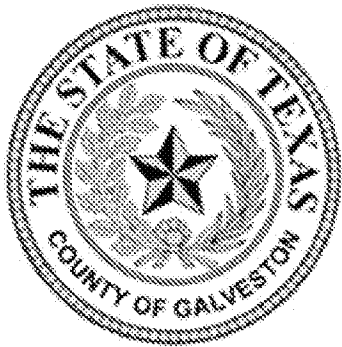
Instrument Number: *FILED2023000547*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Gregory Scott Everton And Dawn Elaine Everton, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 24, Unit(s) E48, Frequency: Odd, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 25, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$13,676.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017027049, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

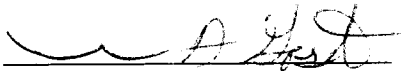
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

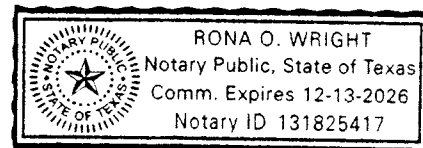
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced title as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000548*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Sherry Ashby Farrar, A Single Woman And Any Heirs (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 21, Unit(s) W12, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 14, 2020, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$26,927.55, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2020066187, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.

Mandie B. Gaston, Substitute Trustee

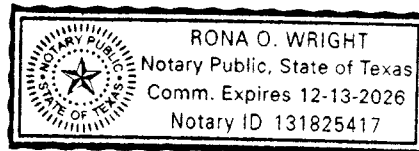
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdl as identification).

Notary Public, State of Texas

Attn: Foreclosures 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

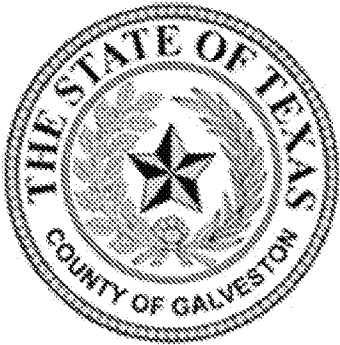
Instrument Number: *FILED2023000549*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Sergio Flores Ortiz And Ernestina Tovar, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 4, Unit(s) E31, Frequency: Odd, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 10, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$9,176.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016033990, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

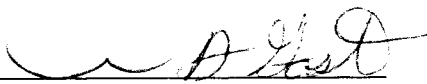
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

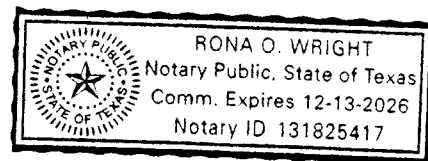
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdc as identification).


Notary Public, State of Texas

Attn: Foreclosures 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.

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

Instrument Number: *FILED2023000550*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Phylica Rochelle Grayson, A Single Woman And Timothy Ryan Morrison, A Single Man, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 19, Unit(s) E32, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 15, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$35,422.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017037978, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

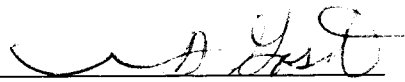
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

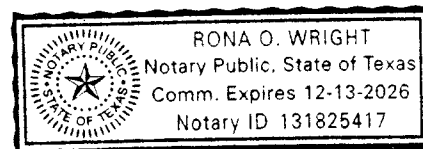
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdc as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000551*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Carmen Maribel Guichardo And Edward Jose Zitrick, Her Husband, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 36, Unit(s) E32, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 17, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$38,162.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017007969, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

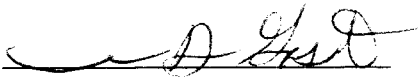
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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.

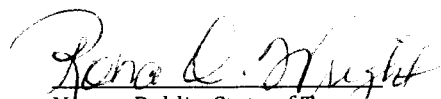
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

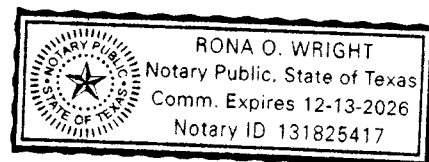
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced File as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000552*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Viola Lee Hebert, A Single Woman (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 46, Unit(s) W53, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated April 16, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$28,435.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016045752, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

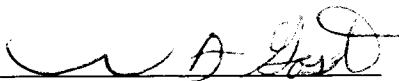
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

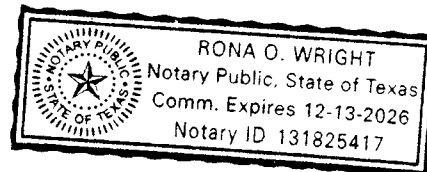
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdc as identification).


Notary Public, State of Texas

Attn: Foreclosures Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819



CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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

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

- **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**
- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**
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The real property described in this contract is located seaward of the Gulf Intracoastal Waterway to its southernmost point and then seaward of the longitudinal line also known as 97 degrees, 12', 19" which runs southerly to the international boundary from the intersection of the centerline of the Gulf Intracoastal Waterway and the Brownsville Ship Channel. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

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

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

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

Instrument Number: *FILED2023000553*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Dari Anise Henry, A Single Woman (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 6, Unit(s) E24, A Side, Frequency: Even, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 25, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$10,745.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017006236, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

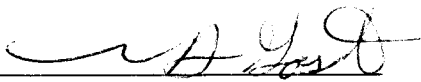
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

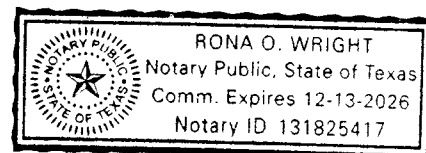
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced Idc as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000554*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Paul David Hicks And Marnita Kaye Hicks, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 35, Unit(s) E37, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 01, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$27,589.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016027091, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

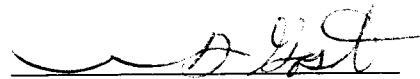
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

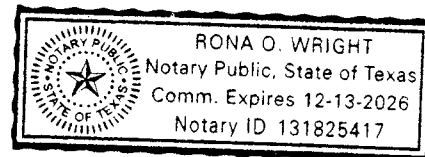
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced td as identification).


Notary Public, State of Texas

Attn: Foreclosures 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

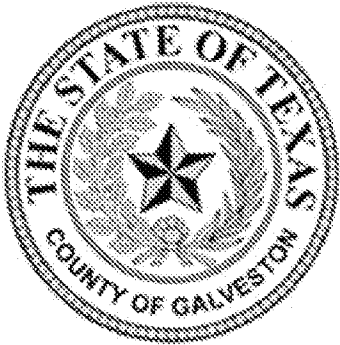
Instrument Number: *FILED2023000555*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Ace Hill Jarma And Patricia Ann Jarma, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 27, Unit(s) E55, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 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 \$31,470.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016061562, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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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NOW THEREFORE, notice is hereby given that on Tuesday, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

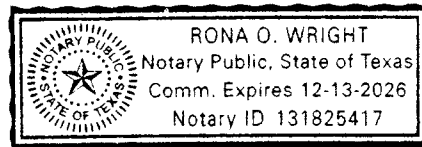
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdc as identification).


Notary Public, State of Texas

Attn: Foreclosures Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819



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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.

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

Instrument Number: *FILED2023000556*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Carolyn Beasley Jones, A Single Woman And Thelma Mae Jones, A Single Woman, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 24, Unit(s) E36, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 08, 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 \$21,847.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017031387, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

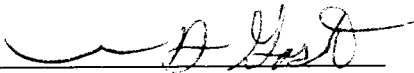
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

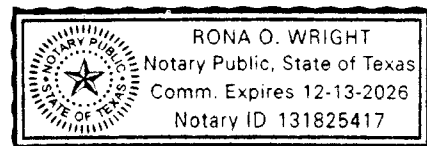
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdk as identification).


Notary Public, State of Texas

Attn: Foreclosures 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

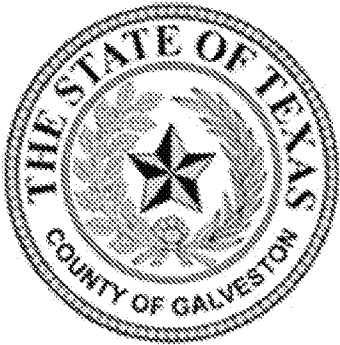
Instrument Number: *FILED2023000557*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:15PM

I hereby certify that this 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.*

SAN LEON MUNICIPAL UTILITY DISTRICT
443 24TH STREET
SAN LEON, TEXAS 77539

Regular Meeting

Notice is hereby given of the Regular Meeting of the Board of Directors of the San Leon Municipal Utility District at 6:30 p.m., Tuesday, May 16, 2023 at the District Office, 443 24th Street, San Leon, Texas for the purpose of Discuss/Consideration and Act/Approval upon the following matters:

- * Call Meeting to Order;
- * Consider and receive director's resignation;
- * Public Comments (3-minute limit);
- * Consider and Approve the District's Insurance;
- * Discuss and Consider Acclaim proposal regarding the energy cost for the District;

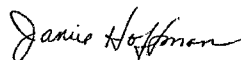
Consent Agenda

- * Minutes of the Regular Meeting April 18, 2023;
- * Field Superintendent's Reports;
- * Office Manager's Reports;

- * Engineer's Report;
- * Consider and Approve Change Order No. 1 for Clarifier No. 1 Rehabilitation;
- * Consider and Approve Sludge Haul Contract;
- * Consider and approve proposal for bookkeeping services from McLennan & Associates;
- * District Manager's Report;
- * Discuss and follow up on Outstanding Issues;
- * Director's Report;
- * Recess into Executive Session pursuant to Section 551.071, 551.072 and 551.074 of the Texas Government Code regarding;
 - * Consultation with the District's Attorney;
 - * Personnel Matters;
 - * Pending or Contemplated Litigation;
- * Return to Regular Session and Act on Matters Discussed in Executive Session;
- * Adjourn Meeting;

Social distancing and masking recommended!!

Prepared by: Janice Hoffman, Office Manager



FILED

Instrument Number: *FILED2023000558*

Filing Fee: 22.00

Number Of Pages: 2

Filing Date: 05/10/2023 3:21PM

I hereby certify that this 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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JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Tynesha L Kendrick, A Single Woman And Eva Wanda Noe-Kerr, A Married Woman, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 2, Unit(s) E14, Frequency: Odd, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 06, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$11,639.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2015015845, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

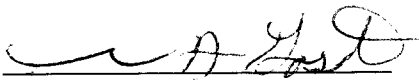
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

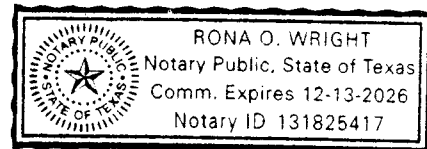
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced full as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000559*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Tami Y Lee, A Single Woman (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 27, Unit(s) E59, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 20, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$35,130.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2015021112, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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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WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

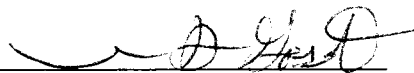
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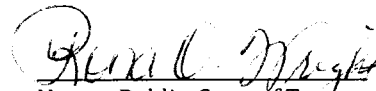
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

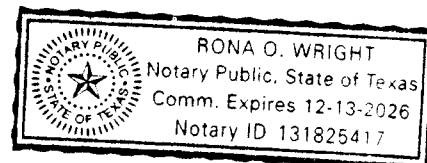
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced all as identification).


Notary Public, State of Texas

Attn: Foreclosures Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819



CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

Instrument Number: *FILED2023000560*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, William Alfred Nolan And Vickie Alyne Nolan, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 20, Unit(s) E42, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated January 21, 2017, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$30,966.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017051024, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

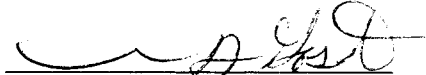
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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.

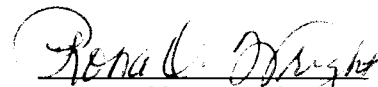
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

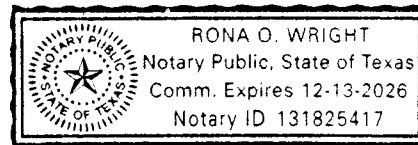
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced titl as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000561*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Adolphus D Parnell Jr And Valerie Denise Parnell, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 8, Unit(s) E42, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 21, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$45,171.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016048046, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

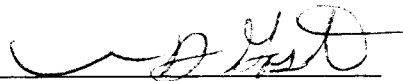
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

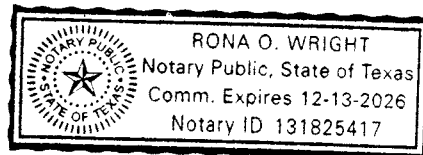
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced titl as identification).


Notary Public, State of Texas

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

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

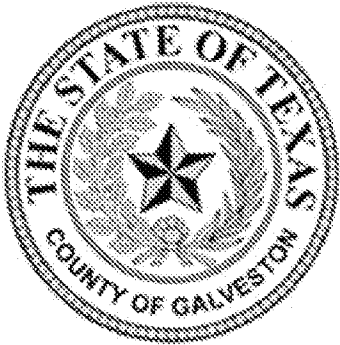
Instrument Number: *FILED2023000562*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, William Victor Perry And Brenda Hicks Perry A/K/A Brenda C Perry, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 26, Unit(s) W40, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 28, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$61,260.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017006409, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

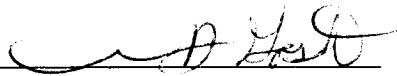
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WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 16 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

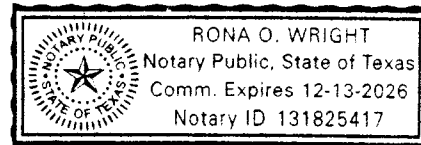
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced full as identification).


Notary Public, State of Texas

Attn: Foreclosures Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819



CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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- **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**

- **IF YOU OWN A STRUCTURE LOCATED ON COASTAL REAL PROPERTY NEAR A GULF COAST BEACH, IT MAY COME TO BE LOCATED ON THE PUBLIC BEACH BECAUSE OF COASTAL EROSION AND STORM EVENTS.**

- **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**

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

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

Instrument Number: *FILED2023000563*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Ramon Portillo B, A Married Man (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 44, Unit(s) E20, B Side, Frequency: Even, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 13, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$7,588.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016034126, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

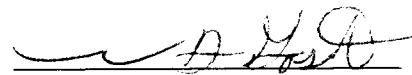
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

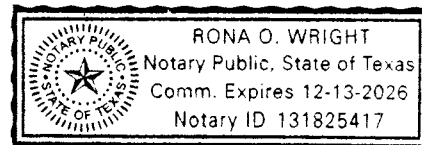
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced title as identification).


Notary Public, State of Texas

Attn: Foreclosures 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

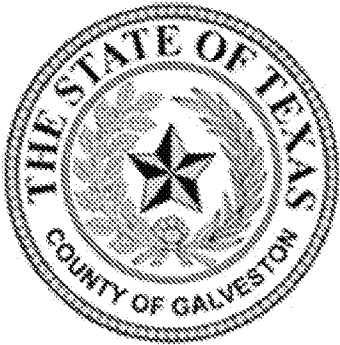
Instrument Number: *FILED2023000564*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Matthew Ryan Robinson And Yolanda Valley Robinson, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 3, Unit(s) W51, Frequency: Even, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated July 26, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$9,723.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016074485, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

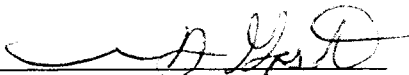
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

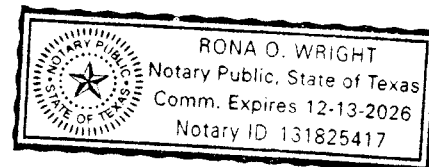
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced title as identification).


Notary Public, State of Texas

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

• **READ THIS NOTICE CAREFULLY. DO NOT SIGN THIS CONTRACT UNTIL YOU FULLY UNDERSTAND THE RISKS YOU ARE ASSUMING.**

• **BY PURCHASING THIS PROPERTY, YOU MAY BE ASSUMING ECONOMIC RISKS OVER AND ABOVE THE RISKS INVOLVED IN PURCHASING INLAND REAL PROPERTY.**

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• **AS THE OWNER OF A STRUCTURE LOCATED ON THE PUBLIC BEACH, YOU COULD BE SUED BY THE STATE OF TEXAS AND ORDERED TO REMOVE THE STRUCTURE.**

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

Instrument Number: *FILED2023000565*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Ann Marie Sehr And Richard William Sehr, Her Husband, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 1, Unit(s) E28, Frequency: Even, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 26, 2015, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$7,740.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2016029472, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

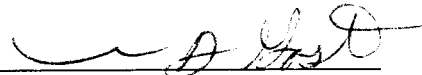
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WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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.

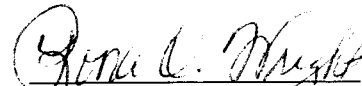
EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

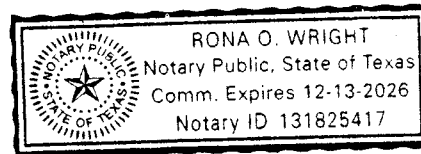
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced Idc as identification).


Notary Public, State of Texas

Attn: Foreclosures Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819



CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

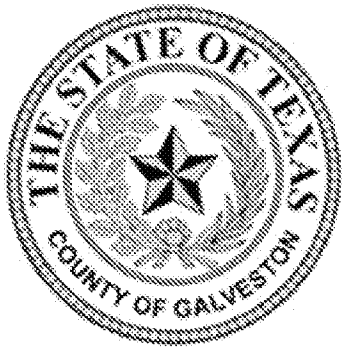
Instrument Number: *FILED2023000566*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Alexandria R Strickland, A Single Woman (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 7, Unit(s) W13, AB Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated October 04, 2020, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$28,045.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2021000978, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

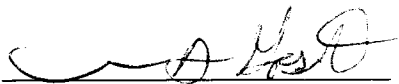
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

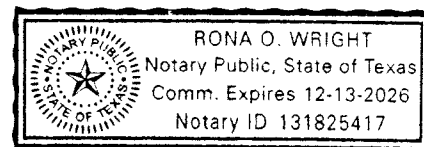
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdi as identification).


Notary Public, State of Texas

Attn: Foreclosures 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: *FILED2023000567*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Pamela Triggs Stringer And Dale Stringer, Her Husband, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 36, Unit(s) E27, A Side, Frequency: Annual, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 12, 2016, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$18,069.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2017070986, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

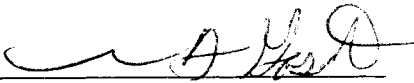
WHEREAS, notice is given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, June 6, 2023, between 10:00A.M. and 4:00P.M., I will sell the Property at public auction at the west side lobby of the Galveston County Courthouse in Galveston, Galveston County, Texas to the highest bidder for cash. The earliest time at which the sale will occur is 10:00A.M., and the sale will occur no later than three (3) hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the 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 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

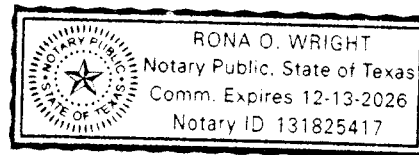
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23 by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced tdc as identification).


Notary Public, State of Texas

Attn: Foreclosures 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.

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

Instrument Number: *FILED2023000568*

Filing Fee: 3.00

Number Of Pages: 5

Filing Date: 05/10/2023 3:24PM

I hereby certify that this 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.*

JUN 2023 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Galveston

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Patrick Danta Ward And Evangelina Spencer, His Wife, As Joint Tenants With Full Rights Of Survivorship (whether one or more, "Borrower(s)") is/are the owner(s) of certain real property more particularly described as follows (hereinafter referred to as "the Property"):

Interval Ownership Interest Week(s) 2, Unit(s) E36, B Side, Frequency: Odd, in the Galveston Beach Resort, a condominium from 4:00PM of the first day to 4:00PM of the last day of the Interval Ownership Period corresponding thereto, as said Interval Ownership Period is numbered and defined in the Declaration of Condominium for Galveston Beach Resort, a condominium, dated June 23, 2004, and recorded as Instrument Number 2004046122 on July 23, 2004, in the Office of the County Clerk of Galveston County, Texas, as amended (the "Declaration"), which estate is succeeded by a succession of other such estates revolving in consecutive and chronological order annually, if said Interval Ownership Interest is an annual interest, or biennially, if said Interval Ownership Interest is a Biennial Interval Ownership Interest, it being the intent that such Interval Ownership Interest shall be considered a separate and independent estate held by the respective owner(s) thereof for and during the time period assigned to each estate in the Declaration and unless terminated as provided for the Declaration.

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 16, 2014, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$7,860.00, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under Instrument Number 2015024064, Deed of Trust Records of Galveston County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated April 10, 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 appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power 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;

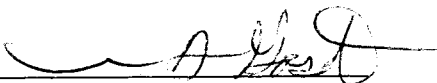
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EXECUTED on the 10 day of May, 2023.


Mandie B. Gaston, Substitute Trustee

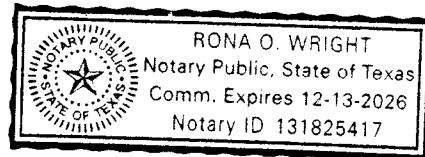
Substitute Trustee's Address:
2100 State Hwy 360 N., Ste 900C, Grand Prairie, TX 75050

State of Texas
County of Galveston

This instrument was acknowledged before me on 5/10/23, by Mandie B. Gaston, as Substitute Trustee, who is personally known to me (or who has produced td as identification).


Notary Public, State of Texas

Attn: Foreclosures Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819



CONCERNING THE PROPERTY AS DESCRIBED ABOVE:

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

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

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

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

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

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

The purchaser is hereby notified that the purchaser should:

- (1) determine the rate of shoreline erosion in the vicinity of the real property; and**
- (2) seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyance as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase.**

FILED

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



Dwight D. Sullivan

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.*