

NOTICE OF TRUSTEE'S SALE

Date: June 6, 2024

Lien for Unpaid Assessments

Owner(s): **JUDAS ANTHONY GARCIA AND SOPHIA LINDA GARCIA**

Property: LOT THIRTY-FOUR (34), IN BLOCK ONE (1), BAY COLONY POINTE WEST SECTION TWO (2), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004A, MAP NUMBER 116 OF THE MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **6731 HIDDEN COLONY LANE, DICKINSON, TEXAS 77539** (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Bay Colony West Single Family Residential Areas recorded under Galveston County Clerk's File No. 2004058774, dated August 30, 2004, and in the Official Public Records of Real Property of Galveston County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), BAY COLONY WEST HOMEOWNERS ASSOCIATION, INC., (the "Association"), shall have the right to enforce the assessment lien by all methods available for the enforcement of such liens, both judicially and by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code on certain property situated in Galveston County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs; and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

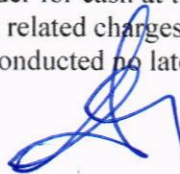
Date of Sale (first Tuesday of month): **Tuesday, July 2, 2024.**

Time of Sale: No earlier than 10:00 p.m. and no later than 1:00 p.m.

Place of Sale: Commissioners Court Room of the Galveston County Courthouse 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550, or as designated by the county commissioners.

JUDAS ANTHONY GARCIA AND SOPHIA LINDA GARCIA, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and Section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Bay Colony West Homeowners Association, Inc.

FILED

Instrument Number: *FILED2024000691*

Filing Fee: 2.00

Number Of Pages: 2

Filing Date: 06/11/2024 11:05AM

I hereby certify that this 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.*