

## NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **The Seascope Owners Association, Inc.** by the certain instrument entitled: *"Condominium Declaration for Seascope Condominiums"*, (the "Declaration"), which is filed in the *Official Public Records of Real Property of Galveston County, Texas*, under Galveston County Clerk's File Number 8438630, and all amendments and supplements to the above-referenced documents, if any;

(2) the lien created in the Declaration in favor of **The Seascope Owners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Galveston County, Texas conveying the property described below to

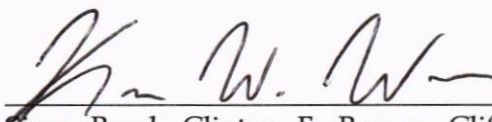
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Nguyen, Joseph D resulting from Nguyen, Joseph D default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on **August 6, 2024**, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place in the first-floor lobby of the Galveston County Courthouse, 722 Moody (21<sup>st</sup> Street), Galveston, Texas 77550 or as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as further designated by the Galveston County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*UNIT 2220, BUILDING "B", THE SEASCOPE CONDOMINIUMS, A CONDOMINIUM PROJECT IN GALVESTON COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 327, PAGE 1222 OF THE CONDOMINIUM RECORDS OF GALVESTON COUNTY, TEXAS; and more commonly known as 10811 San Luis Pass Road Unit 2220, Galveston, TX 77554.*

EXECUTED this the 26th day of June, 2024.

A handwritten signature in black ink, appearing to read "Kelton Wilkins", written over a horizontal line.

Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Alex Ogundare, Brittany Olsen, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Chris Trevino, Derrick Verdun and/or Kelton Wilkins, Agent and Trustee for The Seascape Owners Association, Inc.

**FILED**

Instrument Number: *FILED2024000848*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 07/16/2024 2:59PM

I hereby certify that this 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.*