

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**ATASCOSA County**

**Deed of Trust Dated:** April 22, 2019

**Amount:** \$84,000.00

**Grantor(s):** DALTON L WATSON

**Original Mortgagee:** VETERANS LAND BOARD OF THE STATE OF TEXAS

**Current Mortgagee:** Veterans Land Board of the State of Texas

**Mortgagee Address:** Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 195404

**Legal Description:** 16.15 ACRES OF LAND OUT OF THE J. A. NAVARRO SURVEY NO. 46, A-9, ATASCOSA COUNTY, TEXAS AND THE SAME TRACT OF LAND DESCRIBED IN VOLUME 694, PAGE 300, DEED RECORDS OF ATASCOSA COUNTY, TEXAS. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Date of Sale:** April 7, 2026 between the hours of 12:00 PM and 3:00 PM.

**Earliest Time Sale Will Begin:** 12:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the ATASCOSA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AMY ORTIZ OR DANIEL MCQUADE, MARCELA CANTU, VANNA HO, TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, TERRI MARTIN, ALEXIS MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, MARTHA ROSSINGTON, REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON, CHRIS LAFOND, JENNYFER SAKIEWICZ, BOB FRISCH, WAYNE DAUGHTREY OR ELIZABETH ANDERSON, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ALEENA LITTON, LACRECIA ROBINSON, AUCTION.COM LLC, XOME INC., TEJAS CORPORATE SERVICES, LLC, NFPDS-TX LLC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-002132



Printed Name: \_\_\_\_\_

Terri Martin

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED 12:29 O'CLOCK P M  
THERESA CARRASCO COUNTRY CLERK

MAR - 5 2026

ATASCOSA COUNTY, TEXAS  
BY S. Ochoa DEPUTY

EXHIBIT "A"

FIELD NOTES  
for  
16.15 Acres  
Lozano Road  
Poteet, Atascosa County, Texas

All that certain 16.15 acre tract of land, more or less, out of the J.A. Navarro Survey No. 46, Abstract No. 9, Atascosa County, Texas, and the same tract of land described in Volume 684, Page 300, Deed Records, Atascosa County, Texas, said 16.15 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** At a fence corner on the East line of Lozano Road for the Northwest corner of this tract, said Northwest corner being S 29°02'39" W, 626.84 feet from the Northwest corner of a 113.47 acre tract of land as recorded in Volume 74, Page 356, Deed Records, Atascosa County, Texas;

**THENCE** S 61°00'00" E, 2339.12 feet with a fence line to a point in the center line of the Atascosa River for the Northeast corner of this tract;

**THENCE** With the meanders of the Atascosa River the following courses:

S 27°02'51" W, 225.58 feet to a point,  
S 54°03'58" W, 83.13 feet to a point for the Southeast corner of this tract;

**THENCE** N 61°00'00" W, 2311.81 feet with a fence line to a fence corner on the East line of Lozano Road for the Southwest corner of this tract;

**THENCE** N 29°02'39" E, 300.74 feet with a fence line and the East line of Lozano Road to the **POINT OF BEGINNING**, and containing 16.15 acres of land, more or less.

*S. B. Shrestha*  
S.B. 'David' Shrestha, R.P.L.S. #5920  
Texas Engineering & Surveying, Inc.  
Job No. 21910679  
January 30, 2019

