

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2023 FEB -9 AM 8:46

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY Re DEPUTY

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 4, 2023 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 TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, TERRI MARTIN, ALEXIS MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, RAMON PEREZ, BEATRICE SANCHEZ, MATHA ROSSINGTON, REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON, CHRIS LAFOND, JENNYFER SAKIEWICZ, BOB FRISCH, WAYNE DAUGHTREY OR ELIZABETH ANDERSON 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 Adas Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-002132



Printed Name: TROY MARTIN

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

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 694, 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, 225.56 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



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales, County Clerk

Atascosa County Texas

April 25, 2019 11:24:46 AM

FEE: \$122.00 LCASTANEDA 195404
DT