

Posted

FILED FOR RECORD

June 18, 2026  
AT 1:10 O'CLOCK PM  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY [Signature] DEPUTY

### Notice of Substitute Trustee Sale

T.S. #: 25-17155

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 immediately.

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 8/4/2026  
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 PM  
Place: San Augustine County Courthouse in SAN AUGUSTINE, Texas, at the following location: San Augustine County Courthouse, 100 W. Columbia, San Augustine, TX 75972  
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

PLEASE SEE ATTACHED EXHIBIT A

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 3/24/2023 and is recorded in the office of the County Clerk of San Augustine County, Texas, under County Clerk's File No 00077139, recorded on 3/28/2023, in Book 473, Page 29, of the Real Property Records of San Augustine County, Texas.

Property Address: 21830 FM 705 BROADDUS, TEXAS 75929

|             |                                           |                          |                                                                                                                                                                                                       |
|-------------|-------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trustor(s): | KEVIN MARK WATSON AND<br>SHARI ANN WATSON | Original<br>Beneficiary: | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS,<br>INC. ("MERS"), AS<br>BENEFICIARY, AS NOMINEE<br>FOR Mortgage Research Center,<br>LLC, dba Veterans United Home<br>Loans ITS SUCCESSORS AND<br>ASSIGNS |
|-------------|-------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                         |                          |                |                          |
|-------------------------|--------------------------|----------------|--------------------------|
| Current<br>Beneficiary: | Planet Home Lending, LLC | Loan Servicer: | Planet Home Lending, LLC |
|-------------------------|--------------------------|----------------|--------------------------|

|                                     |                                                                                                                                                                                                                                       |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current<br>Substituted<br>Trustees: | Auction.com, LLC, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher,<br>Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and<br>Posting LLC Prestige Posting and Publishing LLC |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by KEVIN MARK WATSON AND WIFE SHARI ANN WATSON. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$251,000.00, executed by KEVIN MARK WATSON AND WIFE SHARI ANN WATSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR Mortgage Research Center, LLC, dba Veterans United Home Loans ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of KEVIN MARK WATSON AND WIFE SHARI ANN WATSON to KEVIN MARK WATSON AND SHARI ANN WATSON. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

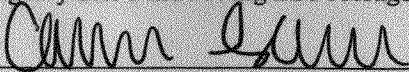
**Planet Home Lending, LLC**  
321 Research Parkway  
Meriden, Connecticut 06450-8301  
(855) 884-2250

T.S. #: 25-17155

Dated:

6/18/20

Auction.com, LLC, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC Prestige Posting and Publishing LLC,



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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (800) 793-6107  
Website: [www.auction.com](http://www.auction.com)

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

## EXHIBIT "A"

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF San Augustine, AND STATE OF TX AND BEING DESCRIBED IN A DEED DATED 03/24/2023 AND RECORDED 03/28/2023 IN Book / Page / Document Number: 473 / 26 / 00077138 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

BEING all that certain tract or parcel of land lying and situated in San Augustine County, Texas, out of the W. T. SHANNON SURVEY, ABSTRACT NO. 40 and being all of that certain 5.170 acre tract-EXHIBIT "A" described in a deed conveyed from Sabine Investment Company of Texas, Inc. to Paul M. Williams dated October 1, 1987 and recorded in Volume 259 on Page 448 of the Deed Records of San Augustine County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a USCE concrete monument (stamped 104-2-156) for the Southwest corner of the aforesaid referred to 5.170 acre tract, an angle corner of that certain 8.101 acre tract described in a deed conveyed from David W. Kelly to Roger Jones dated September 23, 1998 and recorded in Volume 310 on Page 195 of the said Deed Records and a corner of the fee-take line of Sam Rayburn Reservoir;

THENCE, along the common boundary line of the said 5.170 acre tract and the said 8.101 acre tract, N 44° 25' 07" E at 943.36 feet (called N 44° 25' 25" E at 942.95 feet) a 3/8" iron rod found, on the Southwest Right-of-Way line of F. M. Highway No. 705 (100 feet wide ROW), for the North corner of the said 5.170 acre tract and the East corner of the said 8.101 acre tract, from which 1/2" iron pipe found (leaning) for the North corner of the said 8.101 acre tract, bears N 51° 02' 04" W at 282.11 feet and a concrete ROW monument found for reference bears N 51° 02' 04" W at 612.57 feet;

THENCE along the Northeast boundary line of the said 5.170 acre tract and along the Southwest ROW line of the said FM 705, S 51° 02' 04" E at 225.05 feet (called S 51° 02' 05" E at 225.00 feet) a 1/2" iron rod found for the East corner of the said 5.170 acre tract and the North corner of that certain 4.944 acre tract described in a deed conveyed from Joe B. Smith, et al to Paul Williams, et ux dated September 20, 1994 and recorded in Volume 291 on Page 1 of the said Deed Records, from which a power pole bears S 33° 13' W at 2.3 feet, a telephone junction box bears N 58° 02' W at 16.7 feet, a 1/2" iron rod found for the East corner of the said 4.944 acre tract bears S 51° 02' 40" E at 285.05 feet and a concrete ROW monument found for reference bears S 51° 02' 40" E at 394.61 feet;

THENCE, along the common boundary line of the said 5.170 acre tract and the said 4.944 acre tract, S 39° 30' 50" W at 783.08 feet (called S 39° 31' 07" W at 782.71 feet) a point for the Southeast corner of the said 5.170 acre tract and the Southwest corner of the said 4.944 acre tract, on a North boundary line of the said fee-take line of Sam Rayburn Reservoir, from which a 1/2" iron rod found for reference bears N 78° 57' 58" W at 1.10 feet and a USCE concrete monument (stamped 104-2-157) bears S 77° 57' 46" E at 163.60 feet;

THENCE, along the South boundary line of the said 5.170 acre tract and along the fee-take line of Sam Rayburn Reservoir, N 77° 57' 46" W at 344.57 feet (called N 77° 57' 46" W at 344.49 feet) the POINT AND PLACE OF BEGINNING and containing 5.174 acres of land, more or less.

### Basis of Bearings:

The South boundary of that certain 5.170 acre tract-EXHIBIT "A" described in a deed conveyed from Sabine Investment Company of Texas, Inc. to Paul M. Williams dated October 1, 1987 and recorded in Volume 259 on Page 448 of the Deed Records of San Augustine County, Texas. (Also being a USCE fee-take line of Sam Rayburn Reservoir) (Deed call- N 77° 57' 46" W at 344.49 feet, found USCE monuments (stamped 104-2-156 & 104-2-157) 507.17 feet apart.)

Parcel ID(s): 28558