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Notice of Substitute Trustee Sale

T.S. #: 25-15996

BY: AMY KAISER
CLERK OF COUNTY OF LEON, TEXAS

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: 3/3/2026
Time: The sale will begin no earlier than **12:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **3:00 PM**
Place: **Leon County Courthouse in Centerville, Texas, at the following location: District Court Building, 139 E. Main, Centerville, TX 75833**
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:

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 11/11/2021 and is recorded in the office of the County Clerk of Leon County, Texas, under County Clerk's File No 2021-00446987, recorded on 11/15/2021, in Book VI-01855, Page 497, of the Real Property Records of Leon County, Texas.
Property Address: 648 S CENTER ST BUFFALO Texas 75831

Trustor(s):	HANEEF AYYUB ID-DEEN	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR THRIVE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
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Current Substituted Trustees:	Auction.com, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC
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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.

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

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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 HANEEF AYYUB ID-DEEN, UNMARRIED MAN. 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 \$317,000.00, executed by HANEEF AYYUB ID-DEEN, UNMARRIED MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR THRIVE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HANEEF AYYUB ID-DEEN, UNMARRIED MAN to HANEEF AYYUB ID-DEEN. 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

Dated January 13, 2026

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



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

EXHIBIT "A"

LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF Leon, AND STATE OF TX AND BEING DESCRIBED IN A DEED DATED 11/08/2021 AND RECORDED 11/15/2021 IN Book / Page / Instrument Number: VI-01855 / 490 / 2021-00446986 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

All that certain lot, tract or parcel of land being 11.00 acres in the T. S. Walker Survey, Abstract No. 965 and the D. A. Lowrance Survey, Abstract No. 1082, Leon County, Texas, and being all of the Called 10.80 acre tract described in deed from Donald W. Wood and Cynthia Wood to Terry Brent Williams, of record in Volume 1395, Page 553, and being all of the Called 0.205 acre tract described in deed from Donald W. Wood and Cynthia Wood to Terry Brent Williams, of record in Volume 1395, Page 570, of the Official Records of Leon County, Texas, said 11.00 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" Iron Rod with Cap found in the southwest right-of-way line of Center Street for the northeast corner, said corner being the east corner of a Called 7/8 acre tract described in deed to Rodell Properties, Ltd. of record in Volume 1414, Page 369, said corner being a northeast corner of said Called 10.80 acre tract;

Thence S 24° 41' 08" E, along the southwest right-of-way line of Center Street and the northeast line of the Called 10.80 acre tract and Called 0.205 acre tract a distance of 415.01 feet to a 1/2" Iron Rod found for angle point;

Thence S 25° 13' 05" E, continuing along the southwest right-of-way line of Center Street and the northeast line of the Called 10.80 acre tract a distance of 124.03 feet to a 1/2" Iron Rod found for the east corner, said corner being the east corner of the 10.80 acre tract and being the north corner of the Billy K. Guyton and Brandy L. Guyton Called 0.545 acre tract of record in Volume 1004, Page 164;

Thence S 54° 53' 43" W, along the southeast line of the 10.80 acre tract and the northwest line of said Called 0.545 acre tract a distance of 323.40 feet to a 1/2" Iron Rod with Cap set for a south corner, said corner being the west corner of said Called 0.545 acre tract and being located in the northeast line of the Brent Williams Called 1.386 acre tract of record in Volume 1461, Page 539, a 1/2" Iron Rod found for reference bears S 59° 01' 32" E a distance of 94.03 feet;

Thence N 59° 01' 32" W, along a southwest line of said 10.80 acre tract and the northeast line of said Called 1.386 acre tract a distance of 167.43 feet to a 1/2" Iron Rod with Cap set for an interior corner,

Thence S 30° 44' 12" W, along a southeast line of said 10.80 acre tract and the northwest line of said Called 1.386 acre tract a distance of 114.67 feet to a 1/2" Iron Rod found for angle point, said corner being the north corner of the Johnny Wilson and wife, Connie Wilson Called 21.66 acre tract of record in Volume 883, Page 337;

Thence S 30° 48' 21" W, along the southeast line of said 10.80 acre tract and the northwest line of said Called 21.66 acre tract a distance of 315.65 feet to a 3/8" Iron Rod found for the south corner, said corner being the south corner of said 10.80 acre tract and being the southeast corner of the Jim Scott and wife,

Glendora Scott Called 5.73 acre tract of record in Volume 819, Page 144;

Thence along the southwest line of said 10.80 acre tract and the northeast line of said Called 5.73 acre tract, same being near the centerline of a gully for the following calls:

N 34° 58' 37 " W, a distance of 120.69 feet to a 1/2" Iron Rod found for angle point;

N 25° 32 ' 19" W, a distance of 200.14 feet to a 1/2" Iron Rod found for angle point;

N 05° 06' 46 " W, a distance of 154.20 feet to a 1/2" Iron Rod found for angle point;

Thence N 55 ° 03'42 " E, a distance of 142.97 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being an interior corner of said 10.80 acre tract and being the northerly east corner of said Called 5.73 acre tract;

Thence N 59° 57'43 " W, along the northeast line of said Called 5.73 acre tract and a southwest line of said 10.80 acre tract a distance of 218.47 feet to a 1/2" Iron Rod found for angle point, same being the north corner of said Called 5.73 acre tract and being the east corner of the Charlie Sayles Scott and wife, Julia Scott Called 5.73 acre tract of record in Volume 819, Page 163;

Thence N 60° 09'26" W, continuing along a southwest line of said 10.80 acre tract and the northeast line of said 5.73 acre tract a distance of 140.45 feet to a 3/8" Iron Rod found for the west corner, said corner being the west corner of said 10.80 acre tract and being the south corner of a Called 1.2 acre tract of record in Volume 38, Page 358;

Thence N 58° 44' 11" E, along the northwest line of said 10.80 acre tract and the southeast line of said Called 1.2 acre tract, the southeast line of the David Ferguson and Carolyn Ferguson Called 3 acre tract of record in Volume 1168, Page 332, and the southeast line of the Stewart Memorial: United Methodist Church Called 2 acre tract of record in Volume 1292, Page 879, a distance of 584.02 feet to a 3/8" Iron Rod found for the north corner, said corner being the north corner of said 10.80 acre tract and being the occupied west corner of the Rodell Properties, Ltd. tract of record In Volume 1414, Page 369;

Thence S 23 ° 06' 43 " E, along a northeast line of said 10.80 acre tract a distance of 175.69 feet to a 1/2" Iron Rod with Cap set for an interior corner;

Thence N 58° 00'17" E, along a northwest line of said 10.80 acre tract a distance of 232.29 feet to the point of beginning and containing an area of 11.00 acres of land, more or less, according to a survey performed during August 2015, by Shane A. Isbell, Registered Professional Land Surveyor No. 6117. North orientation is based on rotating the northeast line of said 11.00 acre tract to deed calls in Volume 1395, Page 553. See accompanying plat for fence encroachments and other information.

Parcel ID(s): 629206