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CHRISTIE WAKEFIELD
CLERK, COUNTY COURT
BY *[Signature]*
LEON COUNTY, TEXAS

Notice of Substitute Trustee Sale

T.S. #: 23-8880

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: 12/5/2023
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: At the south door of the District Court Building or during inclement weather just inside the south door, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court
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:

Fieldnotes to all that certain lot, tract, or parcel of land situated in the S. Davis Survey, A-241, and the E. H. Whitton Survey, A-919, Leon County, Texas, being 6.08 acres, more or less, and being the same tract as described in a deed dated April 26, 2005, from Walter Mortgage Company to Lisa Browne, and recorded in Volume 1210, Page 857, Deed Records, Leon County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a 2 7/8" iron pipe found for the Southwestern corner of the referenced tract and the Northwest corner of a called 9.88 acre tract described in a Contract of Sale and Purchase between the Texas Veterans Land Board and Harold Gene Baker, of record in Volume 1073, Page 103. Same being in the Easterly right of way of Interstate Highway No. 45. From said point a 12" Sweet Gum found Marked "X" bears S52°48'E 33.1 feet and a 10" Red Oak found marked "X" bears S20°29'E 35.0 feet;

Thence North 14°39'28" West 260.46 feet (record call is N14°35'55"W 260.55 feet), along the Westerly line of the referenced tract, said Easterly right of way, and generally along an old wire fence, to a 2 7/8" iron pipe found for the Northwest corner of the referenced tract and the Southwest corner of a called 6.08 acre tract conveyed to Randy F. Hennesey and Sandra L. Hennesey by deed of record in Volume 1165, Page 789;

Thence North 89°11'45" East 1080.47 feet (record call is N89°18'25"E 1082.64 feet), along the common line of the referenced tract and said 6.08 acre tract, to a 1/2" iron rod found in Private Road 3410 for a common eastern corner of said tracts in the Westerly line of a called 15.21 acre tract conveyed to Leland Allen, Jr., et ux by deed of record in Volume 950, Page 582. Said private road being called as 60 foot in width and described in Volume 955, Page 925. From said point a 2 7/8" iron pipe found for reference bears S89°11'45"W 30.76 feet and a drive shaft found for the eastern Southeast corner of said 6.08 acre tract bears N04°36'48"E 57.36 feet (found a 1/2" iron rod) and N80°48'39"E 30.98 feet;

Thence South 01°23'41" West 255.03 feet (record call is S01°58'33"W 253.19 feet), along the within said 60 foot wide easement and private road 3410, to a 1/2" iron rod found for the Southeast corner of the referenced tract and the Northeast corner of the aforesaid 9.88 acre tract. From said point a 2 7/8" iron pipe found for reference bears S89°18'27"W 30.08 feet and a 1/2" iron rod found for a bend in the eastern line of

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said 9.88 acre tract bears S01°57'31"W 222.21 feet (record call is S01°58'33"W 222.27 feet);

Thence South 89°18'27" West 1008.32 feet (this line was used as the basis of bearings – record distance is 1008.24 feet), generally along an existing wire fence and with the common line of the referenced tract and said 9.88 acre tract, to the point of beginning and containing 6.08 acres, more or less, of which approximately 0.8 acre is within the aforesaid Davis Survey, as shown on the accompanying survey plat of even date herewith.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 8/26/2021 and is recorded in the office of the County Clerk of Leon County, Texas, under County Clerk's File No 2021-00445518, recorded on 8/27/2021, of the Real Property Records of Leon County, Texas.
Property Address: 2426 COUNTY ROAD 301 BUFFALO Texas 75831

Trustor(s):	DEBORAH LYNNE KASPER	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS) AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., 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, Rick Snoke, Prestige Default Services, 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 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 DEBORAH LYNNE KASPER, A SINGLE WOMAN. 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.

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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 \$299,475.00, executed by DEBORAH LYNNE KASPER, A SINGLE WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS) AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DEBORAH LYNNE KASPER, A SINGLE WOMAN to DEBORAH LYNNE KASPER. 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: September 21, 2023 Auction.com, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Rick Snoke, Prestige Default Services, 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: (866) 539-4173
Website: <https://www.servicelinkauction.com>

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department