

FILED FOR RECORD  
at 1:03 o'clock PM

FEB 11 2025

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *[Signature]*

3-4-F17

## Notice of Substitute Trustee Sale

T.S. #: 24-13255

**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: 3/4/2025  
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: **Hunt County Courthouse in Greenville, Texas, at the following location: 2507 Lee Street, Greenville, TX 75401 - or in the area designated by the commissioners 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:

**See Attached Exhibit A**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 12/11/2006 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk's File No 1401, recorded on 1/29/2007, in Book 1557, Page 187, of the Real Property Records of Hunt County, Texas.  
Property Address: 6442 COUNTY ROAD 4611 COMMERCE TX 75428

Trustor(s):	<b>MITTIE MILDRED CREEKMORE</b>	Original Beneficiary:	<b>ALLIED HOME MORTGAGE CAPITAL CORP</b>
Current Beneficiary:	<b>GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1</b>	Loan Servicer:	<b>GITSIT Solutions, LLC</b>
Current Substituted Trustees:	<b>Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, Rick Snoke, Prestige Default Services, LLC</b>		

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

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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 MITTIE MILDRED CREEKMORE, AN UNMARRIED 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.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$112,500.00, executed by MITTIE MILDRED CREEKMORE, AN UNMARRIED WOMAN, and payable to the order of ALLIED HOME MORTGAGE CAPITAL CORP; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MITTIE MILDRED CREEKMORE, AN UNMARRIED WOMAN to MITTIE MILDRED CREEKMORE. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLCI 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:

**GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLCI**  
c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400  
Orange, CA 92868  
888) 566-3287

Dated: 2/11/2025

Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Ronnie Hubbard,  
Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, 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

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



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**EXHIBIT "A"**

THE FOLLOWING DESCRIBED REAL PROPERTY IN HUNT COUNTY, TEXAS, TO-WIT: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF HUNT, STATE OF TEXAS, ABOUT 16 MILES NORTHEASTERLY FROM THE CITY OF GREANVILLE, AND NORTHERLY FROM THE CITY OF COMMERCE, AND BEING PART OF THE JOHN HART SURVEY, ABSTRACT NO. 403, AND PART OF THE FORTENBERRY 145 ACRES OF LAND IN SAID SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON STAKE FOR CORNER AT THE NORTHEAST CORNER OF A 1-ACRE TRACT OF LAND DESCRIBED IN DEED FROM FORTENBERRY TO TICE, OF RECORD IN VOLUME 675, PAGE 199, OF THE HUNT COUNTY DEED RECORDS;

THENCE NORTH 63.2 FEET TO IRON STAKE FOR CORNER;

THENCE EAST 193 FEET TO CORNER IN MIDDLE OF COUNTY ROAD, IRON STAKE FOR MARKER OFFSET IN WEST BOUNDARY LINE OF SAID ROAD;

THENCE SOUTH MIDDLE OF SAID ROAD AND PROPERTY LINE, 268.2 FEET TO CORNER AT COUNTY ROAD INTERSECTION;

THENCE WEST WITH MIDDLE OF COUNTY ROAD, AND SOUTH BOUNDARY LINE OF SAID LAND, 112 FEET TO CORNER IN ROAD AND AT THE SOUTHEAST CORNER OF SAID TICE 1 -ACRE TRACT;

THENCE NORTH 20 DEGREES 05 MINUTES W., 222.22 FEET WITH THE EASTERLY BOUNDARY LINE OF SAID TICE 1 -ACRE TO THE PLACE OF BEGINNING AND CONTAINING 1.0 ACRE OF LAND.