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FILED FOR RECORD
at 1:03 o'clock PM

FEB 11 2025

Notice of Substitute Trustee Sale

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinson*

T.S. #: 25-13459

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: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse 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:

LEGAL DESCRIPTION ATTACHED HERETO AS 'EXHIBIT A' AND BY THIS REFERENCE MADE A PART HEREOF

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 2/16/2009 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk's File No 2196, recorded on 2/27/2009, of the Real Property Records of Hunt County, Texas.

Property Address: 3575 CR 4802 LADONIA TX 75449

Trustor(s):	DOYLE GEORGE JR	Original Beneficiary:	EVERETT FINANCIAL DBA SUPREME LENDING
Current Beneficiary:	GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1	Loan Servicer:	GITSIT Solutions, LLC
Current Substituted Trustees:	Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Rick Snoke, Prestige Default Services, 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.

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

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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 DOYLE GEORGE JR., A SINGLE 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 \$255,000.00, executed by DOYLE GEORGE JR., A SINGLE MAN, and payable to the order of EVERETT FINANCIAL DBA SUPREME LENDING; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DOYLE GEORGE JR., A SINGLE MAN to DOYLE GEORGE JR. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 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 BBPLC1
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, 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

EXHIBIT 'A'

ALL THAT CERTAIN TRACT OF PARCEL OF LAND SITUATED IN THE J. N. HAMIEL SURVEY A-419, LOCATED ABOUT 17-½ MILES N 30° E FROM THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS BEING PART OF THAT CERTAIN 60 ACRE TRACT DESCRIBED IN A DEED FROM CALENE FULENWIDER ET VIR, ROY FULENWIDER TO M. W. GEORGE, JR., DATED NOVEMBER 23, 1955, RECORDED IN VOLUME 554, PAGE 111, DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR SET FOR A CORNER FOR A CORNER, BEING ON THE CENTER OF COUNTY ROAD 4802, SAID POINT BEING N 01° 29' 29" W A DISTANCE OF 430.98 FEET ALONG THE CENTER OF COUNTY ROAD 4804 TO A ½" REBAR SET ON ITS INTERSECTION WITH COUNTY ROAD 4802 AND N 85° 03' 52" W ALONG THE CENTER OF SAID COUNTY ROAD 4802 A DISTANCE OF 842.15 FEET FROM THE SOUTHEAST CORNER OF SAID 60 ACRE TRACT;

THENCE S 06° 43' 13" W A DISTANCE OF 24.9 FEET TO A ½" REBAR SET FOR A CORNER, BEING ON THE SOUTH BOUNDARY LINE OF SAID COUNTY ROAD;

THENCE N 86° 46' 50" W ALONG A FENCE A DISTANCE OF 379.03 FEET TO A ½" REBAR SET FOR AN ANGLE POINT;

THENCE S 86° 08' 29" W ALONG A FENCE A DISTANCE OF 285.50 FEET TO A ½" REBAR SET FOR A CORNER;

THENCE N 05° 43' 31" W A DISTANCE OF 510.65 FEET TO A ½" REBAR SET FOR A CORNER, BEING ON THE CENTER OF SAID COUNTY ROAD 4802;

THENCE ALONG THE CENTER OF SAID COUNTY ROAD 4802 AS FOLLOWS:

**S 85° 25' 03" E A DISTANCE OF 115.70 FEET TO A ½" REBAR SET FOR AN ANGLE POINT;
S 67° 22' 54" E A DISTANCE OF 108.27 FEET TO A ½" REBAR SET FOR AN ANGLE POINT;
S 53° 15' 33" E A DISTANCE OF 492.44 FEET TO A ½" REBAR SET FOR AN ANGLE POINT;
S 38° 42' 19" E A DISTANCE OF 183.33 FEET TO THE PLACE OF BEGINNING AND
CONTAINING 5 ACRES OF LAND OF WHICH 0.51 ACRE LIES IN THE BOUNDS OF SAID
COUNTY ROAD LEAVING A NET ACREAGE OF 4.49 ACRES OF LAND.**