

Notice of Substitute Trustee Sale

T.S. #: 22-7808

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: **12/6/2022**
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: **Eastland County Courthouse in Eastland, Texas, at the following location: THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE (SOMETIMES REFERRED AS THE EASTLAND STREET ENTRANCE) 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:

A 1.32 ACRE TRACT OF LAND SITUATED WITHIN LOT 2, BLOCK II CITY OF GORMAN, EASTLAND COUNTY, TEXAS ACCORDING PLAT OR MAP THEREOF RECORDED IN SLIDE 134, PLAT CABINET RECORDS, EASTLAND COUNTY, TEXAS, SAID 1.64 ACRES BEING ALL OF THREE TRACTS OF LAND DESCRIBED IN DEEDS TO KENNETH P. GOOD, ET UX RECORDED IN VOLUME 713, PAGE 315 OF THE DEED RECORDS, EASTLAND COUNTY, TEXAS; VOLUME 1050, PAGE 84 OF THE OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, AND VOLUME 1423, PAGE 218 OF THE OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS AND BEING PART OF TRACT OF LAND DESCRIBED IN DEED TO KENNETH P. GOOD, ET UX, RECORDED IN VOLUME 2068, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS EASTLAND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT) FOR THE NORTH CORNER OF SAID LOT 2, FROM WHICH A 1/2 REBAR ROD (CONTROL MONUMENT) FOUND FOR THE EAST CORNER OF LOT 2 BEARS S 48° 06' 50" E, 580.00 FEET, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE EAST LINE OF SCURRY STREET (UNIMPROVED & ABANDONED) AND THE SOUTH LINE OF HOUSTON STREET (UNIMPROVED & ABANDONED) FOR SOUTHWEST CORNER OF SAID KENNETH P GOOD, ET UX TRACT (VOL. 2068, PAGE 94, OPRECT) ALSO BEING LOCATED IN THE NORTH LINE OF SAID KENNETH P. GOOD ET UX TRACT (VO1713, PAGE 315 DRECT), FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE, N 41° 53' 10" E. 30.00 FEET OVER AND ACROSS SAID HOUSTON STREET ALONG THE WEST LINE OF SAID KENNETH P GOOD, ET UX, TRACT (VOL 2068, PAGE 94, OPRECT) TO A 1/2" REBAR ROD SET WITH S SURVEY CAP STAMPED RPLS 6224 FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT;

THENCE, S 48° 06' 50" E, (BASE BEARING PER GPS OBSERVATION, NAD83 TEXAS NORTH CENTRAL 4202), 161.00 FEET OVER AND ACROSS SAID HOUSTON STREET ALONG THE NORTH LINE OF SAID KENNETH P1 GOOD ET TRACT(VOL. 2068, PAGE 94, OPRECT) TO A 1/2 REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE, S 41° 53' 10" W, 135.00 FEET OVER AND ACROSS SAID HOUSTON STREET, SAID LOT 2 AND KENNETH P. GOOD, ET UX TRACT, (VOL 2068, PAGE 94, OPRECT) AND ALONG THE EAST LINE OF KENNETH P. GOOD, ET UX TRACT (VOL. 1423, PAGE 218 OPRECT) TO A W REBAR RED SET WITH A SURVEY CAP STAMPED RPLS 6224 SET IN THE COMMON LINE BETWEEN SAID KENNETH P. GOOD, ET UX. TRACT (VOL 1423, PAGE 218 OPRECT) AND A TRACT OF LAND DESCRIBED IN DEED TO SHARON WELCH BRADSHAW, ET AL RECORDED IN. VOLUME 2012, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THLNCE, N 48° 06' 50" W 10.50 FEET THE COMMON LINE BETWEEN SAID KENNETH P. GOOD, ET UX TRACT (VOL. 1423, PAGE 218, OPRECT) AND SHARON WELCH BRADSHAW ET AL TRACT TO A 1/2 REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 FOR A COMMON CORNER BETWEEN SAID KENNETH P. GOOD, ET

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T.S. #: 22-7808

UX TRACT (VOL. 1050, PAGE 84 OPRECT) AND SHARON WELCK-BRADAW ET AL, TRACT FOR AN INTERIOR CORNER OF THIS DESCRIBED TRACT.

THENCE, S 41° 06' 50" W 145.00 FEET ALONG THE COMMON LINE BETWEEN SAID KENNETH P. GOOD, ET UX TRACT (VOL. 1423, PAGE 218 OPRECT AND SHERON WELCH -BRADSHAW, ET AL TRACT, TO A 1/2 REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 IN THE COMMON LINE BETWEEN SAID LOT 2 AND ROBERTS STREET FOR A COMMON CORNER BETWEEN SAID KENNETH P. GOOD, ET TRACT (VOL 1050 PAGE 84 OPRECT) AND SHARON WELCH -BRADSHAW, ET AL, TRACT FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE, N 48° 06' 50" W, 205.50 FEET ALONG THE COMMON LINE BETWEEN SAID KENNETH P. GOOD, ET UX TRACTS (VOL. 1050, PAGE 84, OPRECT & VOL. 713, PAGE 315, DRECT) AND ROBERTS STREET, SAME BEING THE SOUTH LINE OF SAID LOT 2, TO A 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 FOR A COMMON CORNER BETWEEN SAID KENNETH P. GOOD, ET UX TRACT(VOL. 713, PAGE 315 DRECT) AND A TRACT OF LAND DESCRIBED IN DEED TO KAY CRADDOCK RECORDED IN VOLUME 2317, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS,, EASTLAND COUNTY, TEXAS, SAID POINT BEING LOCATED IN SCURRY STREET, FOR THE SOUTHWEST COMER OF THIS DESCRIBED TRACT;

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 1/6/2012 and is recorded in the office of the County Clerk of Eastland County, Texas, under County Clerk's File No 2012-000104, recorded on 1/12/2012, of the Real Property Records of Eastland County, Texas.
Property Address: 447 W ROBERTS ST GORMAN, TX 76464

Trustor(s):	KENNETH P. GOOD AND SHIRLEY THOMPSON GOOD	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NETWORK FUNDING LP, ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	GITSIT Solutions LLC	Loan Servicer:	Kondaur Capital, LLC FKA Kondaur Capital Corporation
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Current Substituted Trustees:	Auction.com, Terry Browder, Laura Browder, Jamie Osborne, Marsha Monroe, Linda Reppert, 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, 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.

T.S. #: 22-7808

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 KENNETH P. GOOD AND SHIRLEY THOMPSON GOOD, HUSBAND AND WIFE. 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 \$207,000.00, executed by KENNETH P. GOOD AND SHIRLEY THOMPSON GOOD, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NETWORK FUNDING LP, ITS SUCCESSORS AND ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of KENNETH P. GOOD AND SHIRLEY THOMPSON GOOD, HUSBAND AND WIFE to KENNETH P. GOOD AND SHIRLEY THOMPSON GOOD. GITSIT Solutions 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(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

GITSIT Solutions LLC
c/o Kondaur Capital, LLC FKA Kondaur Capital Corporation
333 S. Anita Drive,
Suite 400,
Orange, CA 92868
888) 566-3287

Dated: 11/14/22

Auction.com, Terry Browder, Laura Browder, Jamie Osborne, Marsha Monroe,
Linda Reppert, Rick Snoke, Prestige Default Services, LLC,

Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department