

Notice of Substitute Trustee Sale

T.S. #: 24-13358

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: **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:

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 12/19/2011 and is recorded in the office of the County Clerk of Eastland County, Texas, under County Clerk's File No 2012-000084, recorded on 1/10/2012, of the Real Property Records of Eastland County, Texas.
Property Address: 300 N PECAN STREET RANGER, TEXAS 76470

Trustor(s): **JEANE BALDWIN PRUETT** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP IS ORGANIZED AND EXISTING UNDER THE LAWS OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS ITS SUCCESSORS AND ASSIGNS**

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, Terry Browder, Laura Browder, Jamie Osborne, Linda Reppert, Rick Snoke, Prestige Default Services, LLC**

RECEIVED 12:58 P M.
CATHY JENTHO, COUNTY CLERK

FEB 11 2025

EASTLAND COUNTY, TEXAS
By BP Deputy

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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 JEANE BALDWIN PRUETT, UNMARRIED . 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 \$202,500.00, executed by JEANE BALDWIN PRUETT, UNMARRIED , and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP IS ORGANIZED AND EXISTING UNDER THE LAWS OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JEANE BALDWIN PRUETT, UNMARRIED to JEANE BALDWIN PRUETT. 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

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Dated: 2/11/25

Auction.com, Terry Browder, Laura Browder, Jamie Osborne, Linda Reppert, 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

EXHIBIT "A"

TRACT ONE:

LOTS 1, 2, 3, 4, 5, 6, 11 and 12, Block 48, Original Town of Ranger, Eastland County, Texas.

TRACT TWO:

BEGINNING at an iron bolt found at the Southwest corner of Block 48, Original Town of Ranger, Eastland County, Texas, for the Southeast corner of this described tract;

THENCE North $61^{\circ} 30'$ West, 15.00 feet along the South boundary line of described tract, to an iron rod set for the Southwest corner of described, said iron rod being 25 feet perpendicular to the center line of Pecan Street;

THENCE North $28^{\circ} 30'$ East, 140.00 feet along the West boundary line of described tract, parallel to and 25 feet perpendicular to said center line of Pecan Street, to an iron rod set for the Northwest corner of described tract;

THENCE South $61^{\circ} 30'$ East, 15.00 feet along the North boundary line of described tract, to an iron pipe found at the Northwest corner of Lot 12 of said Block 48, for the Northeast corner of described;

THENCE South $28^{\circ} 30'$ West, 140.00 feet along the East boundary line of described tract, same being the West boundary line of said Lot 12, to the PLACE OF BEGINNING and containing 2100 square feet of land.

TRACT THREE:

BEGINNING at an iron rod found at the Southwest corner of Lot 1 of Block 48, Original Town of Ranger, Eastland County, Texas, for the Southeast corner of this described tract;

THENCE North $61^{\circ} 30'$ West, 15.00 feet along the South boundary line of described tract, to an iron rod set for the Southwest corner of described, said iron rod being 25.00 feet perpendicular to the center line of Pecan Street;

THENCE North $28^{\circ} 30'$ East, 140.00 feet along the West boundary line of described tract, parallel to and 25.00 feet perpendicular to the said center line of Pecan Street, to an iron rod set for the Northwest corner of described;

THENCE South $61^{\circ} 30'$ East, 15.00 feet along the North boundary line of described tract, to an iron rod found at the Northwest corner of Lot 1, of Block 48, for the Northeast corner of described;

THENCE South $28^{\circ} 30'$ West, 140.00 feet along the East boundary line of described tract, same being the West boundary line of said Lot 1, Block 48, to the PLACE OF BEGINNING and containing 2100 square feet of land.