



VG-1443-2025-2500617

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2500617

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: February 11, 2025 01:04 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2500617
Receipt Number: 20250211000019
Recorded Date/Time: February 11, 2025 01:04 PM
User: Jennifer F
Station: CCLERK01

Record and Return To:

RESOLVE TRUSTEE SERVICES, LLC
906 W MCDERMOTT, STE. 116-242

ALLEN TX 75013



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory
Freestone County Clerk
Freestone County, TX

Renee Reynolds

Notice of Substitute Trustee Sale

T.S. #: 24-13303

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 11:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 2:00 PM
Place: Freestone County Courthouse in Fairfield, Texas, at the following location: 103 E. Main, Fairfield, Tx 75840 - 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART OF SUBDIVISION FIFTEEN (15), IN DIVISION (5), ACCORDING TO THE OFFICIAL MAP OF SAID TOWN OF WORTHAM, BEING FURTHER DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 11/14/2005 and is recorded in the office of the County Clerk of Freestone County, Texas, under County Clerk's File No 05008241, recorded on 12/1/2005, in Book 1343, Page 104, of the Real Property Records of Freestone County, Texas.
Property Address: 407 W COMAL AVENUE WORTHAM, TX 76693

Trustor(s):	MARY FUCHS	Original Beneficiary:	WELLS FARGO BANK, N.A.
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, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Mollie McCoslin, Harriett Fletcher, 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 and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the

FILED FOR RECORD
At _____ o'clock _____ M

FEB 11 2025

RENEE GREGORY
Clerk County Court, Freestone County, Texas

T.S. #: 24-13303

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 MARY FUCHS, 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.

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 \$112,500.00, executed by MARY FUCHS, A SINGLE WOMAN, and payable to the order of WELLS FARGO BANK, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MARY FUCHS, A SINGLE WOMAN to MARY FUCHS. 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: February 11, 2025

Auction.com, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims,
Mollie McCoslin, 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

EXHIBIT "A"

**Description of: 0.200 Acre, Part of Subdivision 15, Division 5, City of Wortham,
Freestone County, Texas. Owner: Mary Fuchs**

BEING an 0.200 acre tract of land situated in the City of Wortham, Freestone County, Texas, a part of Subdivision 15, Division 5, and being that tract conveyed in the deed dated January 26, 1968 from Ruby Keeling Chrisman et vir to W. D. Fuchs et ux recorded in Vol. 375, Pg. 617, Deed Records of Freestone County, Texas, said 0.200 acre being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod in the South line of Comal Street and the North line of Subdivision 15 at the North end of a fence for occupied Northeast corner of this tract and Northwest corner of the Charles C. French tract of record in Vol. 822, Pg. 664;

THENCE S.12°00'W. 125.00 ft. with the West line of said French tract and the Henry C. Jones tract of record in Vol. 895, Pg. 56, for occupied Southeast corner of this tract and an ell corner in the West line of said Jones tract;

THENCE N.78°00'00"W. 69.80 ft. with the offset line in the West line of said Jones tract and the North line of the Dolores Elrponch tract to a set ½" iron rod in the extended alignment of a fence line for occupied Southwest corner of this tract and Southeast corner of the Marshall R. Miller tract of record in Vol. 990, Pg. 397;

THENCE N.12°00'E. 125.00 ft. with the West line of this tract and the East line of said Miller tract to a set ½" iron rod in the South line of Comal St. and the North line of Subdivision 15 at the end of a fence, for occupied Northwest corner of this tract and Northeast corner of said Miller tract;

THENCE S.78°00'E. 69.80 ft. with the North line of Subdivision 15 to the point of BEGINNING, containing 0.200 acre.