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KELLEY PRICE
COUNTY CLERK WOOD CO., TX

Notice of Substitute Trustee Sale

T.S. #: 24-13351

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: **Wood County** Courthouse in **Quitman**, Texas, at the following location: **1 Main St, Quitman, TX 75783** 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 12/17/2009 and is recorded in the office of the County Clerk of Wood County, Texas, under County Clerk's File No 2010-00000312, recorded on 1/11/2010, of the Real Property Records of Wood County, Texas.
Property Address: 137 N Main Street Yantis, TEXAS 75497

Trustor(s): **SONJA K BAKER** Original Beneficiary: **URBAN FINANCIAL GROUP**
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, Kendal Farmer, Harriett Fletcher, Robert La Mont, David Sims, Ronnie Hubbard, Sheryl LaMont, 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 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 SONJA K. BAKER, 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 by not limited to (1) the promissory note in the original principal amount of \$160,500.00, executed by SONJA K. BAKER, AN UNMARRIED WOMAN , and payable to the order of URBAN FINANCIAL GROUP ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of SONJA K. BAKER, AN UNMARRIED WOMAN to SONJA K BAKER. 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, Kendal Farmer, Harriett Fletcher, Robert La Mont, David Sims, Ronnie Hubbard, Sheryl LaMont, 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"

BEING all of that certain lot, tract, or parcel of land situated in the Berry West Survey, Abstract no. 620, Wood County, Texas, and being a part of a called 6 acre tract and a 1 acre tract described as "Tract One" and "Second Tract" respectively in a Deed from Verniece H. Diamond to Paula Jeanne Hudson dated November 12, 1964, as shown of record in Volume 551, Page 267, Deed Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for a corner in the East line of said 1 acre tract and in the West right of way line of Texas State Highway No. 154, said **POINT OF BEGINNING** being S. 22 deg. 55' 02" E. a distance of 99.05 feet from the Northeast corner of said 6 acre tract, said Northeast corner being the Northeast corner of Tract 7 of a Division of the J. B. Nolen Estate as shown by plat of record in Volume 1, page 64, Plat Records, Wood County, Texas, said **POINT OF BEGINNING** also being the Southeast corner of that certain tract described in a Deed from Verniece Diamond Morgan and Paula Jeanne Finklea to Jack Allen Nolen and Colleen Nolen dated December 18, 1972 as shown of record in Volume 727, Page 598, Deed Records, Wood County, Texas;

THENCE S 22 deg. 55' 02" E along the East line of said 1 acre tract and said right-of-way line, a distance of 165.43 feet to a 1/2 Inch iron rod set for the Southeast corner of said 1 acre tract;

THENCE S 66 deg. 32' 49" W along the South line of said 1 acre tract, a distance of feet to a 1/2 inch iron rod set for the Southwest corner of said tract and a Southeast corner of said 6 acre tract;

THENCE S 82 deg. 32' 49" W along the South line of said 6 acre tract, a distance of 227.27 feet to a 1/2 inch iron rod set for a corner at a X-tie post fence corner at the Southeast corner of a called 3.08 acre tract described as "TRACT TWO" In a Deed from Verniece H. Diamond and Paula Jeanne Hudson to A. J. Nolen dated January 24, 1969 as shown of record in Volume 611, page 624, Deed Records, Wood County, Texas. **THENCE** N 00 deg. 11' 39" W along the East boundary fence of said 3.08 acre tract, a distance of 192.40 feet to a 1/2 inch iron rod set for the Southwest corner of above mentioned Jack Allen Nolen tract;

THENCE N 78 deg. 23' 35" E along the South line of said Jack Allen Nolen tract, a distance of 360.40 feet to the **POINT OF BEGINNING** and containing 1.742 acres of land.

Being the same land as surveyed by Homer C. Turner, Jr., Registered Surveyor, State of Texas, on September 30, 1991.