



Notice of Substitute Trustee Sale

T.S. #: 24-13388

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: **4/1/2025**
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: **Houston County Courthouse in CROCKETT, Texas, at the following location: 401 East Houston Avenue, Crockett, TX 75835 - 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:

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 6/22/2005 and is recorded in the office of the County Clerk of Houston County, Texas, under County Clerk's File No 052975, recorded on 7/5/2005, of the Real Property Records of Houston County, Texas.
Property Address: 509 NORTH OLIVE STREET GRAPELAND, TEXAS 75844

Trustor(s):	VERNON T. COLLIER AND OLLIE A. COLLIER	Original Beneficiary:	SEATTLE MORTGAGE COMPANY
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, Reid Rupple, Kathleen Adkins, Evan Press, David Sims, 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

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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 VERNON T. COLLIER AND OLLIE A. COLLIER. 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 \$150,000.00, executed by VERNON T. COLLIER AND OLLIE A. COLLIER, and payable to the order of SEATTLE MORTGAGE COMPANY; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of VERNON T. COLLIER AND OLLIE A. COLLIER to VERNON T. COLLIER AND OLLIE A. COLLIER. 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: March 11, 2025

Auction.com, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, David Sims, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC,

Sharon St. Pierre

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

Exhibit "A"

LEGAL DESCRIPTION:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN HOUSTON COUNTY, TEXAS, OUT OF THE WILLIAM BURKE SURVEY, ABSTRACT NO. 170 AND BEING ALL THAT CERTAIN CALLED 0.6 ACRE TRACT CONVEYED TO VERNON T. COLLIER, ET UX IN THE DOCUMENT RECORDED IN VOLUME 801 ON PAGE 743 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF OLIVE (F. M. HIGHWAY NO. 1272) FOR THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 0.6 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED ONE ACRE TRACT CONVEYED TO JACK W. SHOULTZ IN THE DOCUMENT RECORDED IN VOLUME 889 ON PAGE 100 OF THE SAID OFFICIAL RECORDS, FROM WHICH A 2" IRON PIPE FOUND FOR REFERENCE BEARS S 84° 16' 40" W 0.62 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 0.6 ACRE TRACT AND THE SAID ONE ACRE TRACT, S 84° 16' 40" W AT 197.45 FEET A 3/4" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.6 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID ONE ACRE TRACT ON THE EAST BOUNDARY LINE OF BARTEE ADDITION AS RECORDED IN VOLUME 1 ON PAGE 195 OF THE MAP OR PLAT RECORDS OF THE SAID COUNTY;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 0.6 ACRE TRACT AND THE SAID BARTEE ADDITION, N 19° 28' 29" W AT 112.09 FEET A 1" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.6 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.280 ACRE TRACT (TRACT "B") CONVEYED TO VERNON T. COLLIER, ET UX IN THE DOCUMENT RECORDED IN VOLUME 801 ON PAGE 745 OF THE SAID OFFICIAL RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 0.6 ACRE TRACT AND THE SAID 0.280 ACRE TRACT, N 70° 53' 44" E AT 190.50 FEET A 1/2" IRON PIN FOUND ON THE SAID WEST ROW LINE FOR THE NORTHEAST CORNER OF THE SAID 0.6 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 0.280 ACRE TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF THE SAID 0.6 ACRE TRACT AND THE SAID WEST ROW LINE, S 19° 56' 40" AT 157.80 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.592 ACRE OF LAND, MORE OR LESS.