



**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

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**Instrument Number: 2404460**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

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Recorded On: August 13, 2024 12:26 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$8.00

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**\*\*\*\*\* 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: 2404460  
Receipt Number: 20240813000017  
Recorded Date/Time: August 13, 2024 12:26 PM  
User: Jamie M  
Station: CCLERK02

**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 Reynolds  
Freestone County Clerk  
Freestone County, TX

*Renee Reynolds*

## Notice of Substitute Trustee Sale

T.S. #: 24-11809

**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: 9/3/2024  
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:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 4/20/2010 and is recorded in the office of the County Clerk of Freestone County, Texas, under County Clerk's File No 01002677, recorded on 6/7/2010, in Book OR 01517, Page 00028, of the Real Property Records of Freestone County, Texas. Property Address: 643 FM 80 S TEAGUE, TX 75860

Trustor(s):	ESSIE L. STURDIVANT	Original Beneficiary:	ONE REVERSE MORTGAGE, LLC
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, 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 Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section

T.S. #: 24-11809

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 ESSIE L. STURDIVANT, 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 but not limited to (1) the promissory note in the original principal amount of \$169,500.00, executed by ESSIE L. STURDIVANT, AN UNMARRIED WOMAN, and payable to the order of ONE REVERSE MORTGAGE, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ESSIE L. STURDIVANT, AN UNMARRIED WOMAN to ESSIE L. STURDIVANT. 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: August 13, 2024

Auction.com, Sharon St. Pierre, Sheryl LaMont, David Sims, Mollie McCoslin,  
Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC,



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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

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**Exhibit "A"**

**LEGAL DESCRIPTION:**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE G. LUNA LEAGUE ABSTRACT 18, FREESTONE COUNTY, TEXAS, AND BEING ALL OF A CALLED ONE ACRE TRACT AND ALL OF A CALLED TWO ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 939, PAGE 51 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 1.00 ACRE TRACT AND THIS TRACT LOCATED ON THE NORTHEAST R.O.W. OF F.M. HIGHWAY 80; WITNESS: N60°02'39"E 0.99 FEET A FOUND CROSSTIE;

THENCE WITH SAID NORTHEAST R.O.W. N29°44'48"W 453.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT; WITNESS: N00°13'05"E 0.97 FEET. A 24" PECAN;

THENCE N60°13'05"E 247.35 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT LOCATED ON THE SOUTHWEST R.O.W. OF THE OLD T. & B.V. RAILROAD;

THENCE WITH SAID SOUTHWEST R.O.W. S36°48'50"E 460.54 FEET TO A FOUND CROSSTIE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S60°02'39"W 303.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.90 ACRES OF LAND.