

2025-014

FILED FOR RECORD

AT 12:17 O'CLOCK P.M.

FEB 11 2025

Notice of Substitute Trustee Sale

T.S. #: 25-13432

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Rachel [Signature] DEPUTY

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: **Navarro County Courthouse in Corsicana, Texas, at the following location: 300 West 3rd Avenue, Corsicana, Tx 75110 - 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 6/10/2013 and is recorded in the office of the County Clerk of Navarro County, Texas, under County Clerk's File No 00004947, recorded on 6/18/2013, of the Real Property Records of Navarro County, Texas.
Property Address: 120 N 31st ST CORSICANA, TX 75110-4002

Trustor(s):	HELGA M. SUPLITA	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GENERATION MORTGAGE COMPANY 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, Mollie McCoslin, Sharon St. Pierre, Robert La Mont, Sheryl LaMont, David Sims, Allan Johnston, 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.

T.S. #: 25-13432

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 HELGA M. SUPLITA, 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 \$115,500.00, executed by HELGA M. SUPLITA, AN UNMARRIED WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GENERATION MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HELGA M. SUPLITA, AN UNMARRIED WOMAN to HELGA M. SUPLITA. 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

T.S. #: 25-13432

Dated: February 11, 2025

Auction.com, Mollie McCoslin, Sharon St. Pierre, Robert La Mont, Sheryl LaMont, David Sims, Allan Johnston, 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

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 LOCATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS AND BEING PART OF LOTS 1, 2, 3 AND 4 OF BLOCK 565 OF COLONIAL HEIGHTS AS SHOWN BY PLAT RECORDED IN VOLUME 150, PAGE 298 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS SAID TRACT OF LAND FURTHER DESCRIBED IN DEED TO HELGA M. SUPLITA RECORDED IN VOLUME 1262, PAGE 163 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE NORTHERLY CORNER OF SAID BLOCK 565, THE NORTHERLY CORNER OF SAID LOT 1 AND AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF N. 31ST STREET WITH THE SOUTHEASTERLY LINE OF W. 5TH AVENUE;

THENCE, S 30° 00' 00" E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE SOUTHWESTERLY LINE OF SAID N. 31 ST STREET 75.37 FEET TO A 3/4" IRON PIPE FOUND AT THE EASTERLY CORNER OF THE SAID SUPLITA TRACT;

THENCE, S 60° 00' 00" W, THROUGH SAID LOTS 1, 2 AND 3 AND WITH THE SOUTHEASTERLY LINE OF THE SAID SUPLITA TRACT 149.89 FEET TO A 3/4" IRON PIPE FOUND IN THE SOUTHWESTERLY LINE OF SAID LOT 3, IN THE NORTHEASTERLY LINE OF LOT 5 OF SAID BLOCK 565 AND AT THE SOUTHERLY CORNER OF THE SAID SUPLITA TRACT;

THENCE, N 30° 00' 00" W, ALONG THE COMMON LINE OF SAID LOT 5 AND SAID LOT 3 25.57 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHERLY CORNER OF SAID LOT 5, THE EASTERLY CORNER OF SAID LOT 4 AND AN ELL CORNER OF THE SAID SUPLITA TRACT;

THENCE, S 59° 37' 30" W, ALONG THE COMMON LINE OF SAID LOT 5 AND SAID LOT 4 29.97 FEET TO A 3/4" IRON PIPE FOUND AT ANOTHER ELL CORNER OF THE SAID SUPLITA TRACT;

THENCE, N 30° 18' 37" W, THROUGH SAID LOT 4 AND WITH THE SOUTHWESTERLY LINE OF THE SAID SUPLITA TRACT 50.00 FEET TO A 3/4" IRON PIPE FOUND IN THE NORTHWESTERLY LINE OF SAID LOT 4, IN THE SOUTHEASTERLY LINE OF SAID W. 5TH AVENUE AND AT THE WESTERLY CORNER OF THE SAID SUPLITA TRACT;

THENCE, N 60° 00' 00" E, ALONG THE NORTHWESTERLY LINE OF THE SAID SUPLITA TRACT AND THE SOUTHEASTERLY LINE OF W. 5TH AVENUE PASSING A 3/4" IRON PIPE FOUND MARKING THE NORTHERLY CORNER OF SAID LOT 4 AND THE WESTERLY CORNER OF SAID LOT 3 AT 30.24 FEET AND CONTINUING A TOTAL DISTANCE OF 180.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.29 OF AN ACRE OF LAND MORE OR LESS.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.