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FILED
at 12:42 o'clock PM
MAR 11 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

Notice of Substitute Trustee Sale

T.S. #: 24-13282

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 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Williamson County Courthouse in Georgetown, Texas, at the following location:
THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER 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 3/11/2011 and is recorded in the office of the County Clerk of Williamson County, Texas, under County Clerk's File No 2011018633, recorded on 3/22/2011, of the Real Property Records of Williamson County, Texas.
Property Address: 1201 GREEN ACRES GEORGETOWN, TX 78626

Trustor(s):	SANTOS CASTILLO	Original Beneficiary:	1ST AA REVERSE MORTGAGE, INC DBA REVERSE MORTGAGE OF TEXAS, INC
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, Michelle Jones, Angela Zavala, 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

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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 SANTOS CASTILLO A SINGLE PERSON. 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 \$147,000.00, executed by SANTOS CASTILLO A SINGLE PERSON, and payable to the order of 1ST AA REVERSE MORTGAGE, INC DBA REVERSE MORTGAGE OF TEXAS, INC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of SANTOS CASTILLO A SINGLE PERSON to SANTOS CASTILLO. 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: 3-11-25

Auction.com, Michelle Jones, Angela Zavala, Rick Snoke, Prestige Default Services, LLC,

Angela Zavala

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

EXHIBIT "A"

BEING A 0.321 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MANCHACA SURVEY, ABSTRACT NO. 421, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANTOS CASTILLO AND WIFE, PATSY CASTILLO, AS RECORDED IN VOLUME 899, PAGE 81, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1-INCH IRON PIPE AT THE COMMON EAST CORNER OF SAID CASTILLO TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LAURENCE R. PRICE, AS RECORDED IN INSTRUMENT NUMBER 2009010149, SAID DEED RECORDS, SAID PIPE BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LAURENCE R. PRICE AND WIFE, MARY A. PRICE, AS RECORDED IN VOLUME 2316, PAGE 357, SAID DEED RECORDS;

THENCE SOUTH $71^{\circ} 12' 00''$ WEST ALONG THE COMMON LINE OF SAID CASTILLO AND PRICE (2009010149) TRACTS, PASSING A FOUND 1/2-INCH IRON ROD AT A DISTANCE OF 123.36 FEET, PASSING A 3/4-INCH IRON PIPE AT A DISTANCE OF 126.02 FEET AND CONTINUING A TOTAL DISTANCE OF 140.00 FEET TO A FOUND COTTON GIN SPINDLE AT THE COMMON WEST CORNER OF SAID TRACTS, BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANTAS ORTEGA, JR., AS RECORDED IN INSTRUMENT NUMBER 2006012085, SAID DEED RECORDS, AND IN GREEN ACRES (A 50 FOOT PRIVATE ROADWAY);

THENCE NORTH $18^{\circ} 48' 00''$ WEST ALONG THE WEST LINE OF SAID CASTILLO TRACT, PASSING AN EASTERLY CORNER OF SAID ORTEGA TRACT AT A DISTANCE OF 45.18 FEET AND CONTINUING A TOTAL DISTANCE OF 100.00 FEET TO THE COMMON WEST CORNER OF SAID CASTILLO TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SERGIO CRUCES, AS RECORDED IN INSTRUMENT NUMBER 9740297, SAID DEED RECORDS;

THENCE NORTH $71^{\circ} 12' 00''$ EAST, A DISTANCE OF 140.00 FEET ALONG THE COMMON LINE OF SAID CASTILLO AND CRUCES TRACTS TO A POINT FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS SOUTH $55^{\circ} 57' 31''$ WEST, A DISTANCE OF 5.35 FEET, SAID POINT BEING THE COMMON EAST CORNER OF SAID CASTILLO AND CRUCES TRACTS AND BEING ON THE AFORESAID WEST LINE OF PRICE (2316/357) TRACT;

THENCE SOUTH $18^{\circ} 48' 00''$ EAST, A DISTANCE OF 100.00 FEET ALONG THE COMMON LINE OF SAID CASTILLO AND PRICE TRACTS TO THE POINT OF BEGINNING AND CONTAINING 14,000 SQUARE FEET OR 0.321 OF ONE ACRE OF LAND.