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CASS COUNTY CLERK

## Notice of Substitute Trustee Sale

T.S. #: 25-17351

**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: **2/3/2026**  
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: **Cass County Courthouse in LINDEN, Texas, at the following location: 100 East Houston Street, Linden, TX 75563 - 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 AS EXHIBIT "A"**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 4/3/2009 and is recorded in the office of the County Clerk of Cass County, Texas, under County Clerk's File No 2009002104, recorded on 5/20/2009, of the Real Property Records of Cass County, Texas.

Property Address: 2707 S WILLIAM ST ATLANTA, TX 75551

Trustor(s):	<b>FINLEY HUGH PRIVETT AND RUTH IRENE PRIVETT</b>	Original Beneficiary:	<b>GENWORTH FINANCIAL HOME EQUITY ACCESS, INC., FORMERLY KNOWN AS LIBERTY REVERSE MORTGAGE, INC.</b>
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Current Beneficiary:	<b>GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1</b>	Loan Servicer:	<b>GITSIT Solutions, LLC</b>
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Current Substituted Trustees:	<b>Auction.com, LLC, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, David Sims, Sharon St. Pierre, Sharon Sharp, Christine Wheless, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Abstracts/ Trustees of Texas, LLC</b>
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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.

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**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 FINLEY HUGH PRIVETT AND WIFE, RUTH IRENE PRIVETT. 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 \$189,000.00, executed by FINLEY HUGH PRIVETT AND WIFE, RUTH IRENE PRIVETT, and payable to the order of GENWORTH FINANCIAL HOME EQUITY ACCESS, INC., FORMERLY KNOWN AS LIBERTY REVERSE MORTGAGE, INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of FINLEY HUGH PRIVETT AND WIFE, RUTH IRENE PRIVETT to FINLEY HUGH PRIVETT AND RUTH IRENE PRIVETT. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 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 GV Trust 2025-1 c/o GITSIT Solutions, LLC**  
**333 S. Anita Drive,**  
**Suite 400,**  
**Orange, CA 92868**  
**888) 566-3287**

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Dated: 1-13-26

Auction.com, LLC, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, David Sims, Sharon St. Pierre, Sharon Sharp, Christine Wheeless, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Abstracts/ Trustees of Texas, LLC

*Rene McLovant*

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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

EXHIBIT "A"

All that certain tract or parcel of land situated in the Alfred B. Pride Survey, Abstract No. 832, of Cass County, Texas, lying on the East side of the Atlanta and McLeod paved road, and being the North one-half of that certain four (4) acres described in a Warranty Deed from Mrs. Mattie Steger et al, to Robert T. Pynes, dated July 28, 1958, and recorded in Volume 359, Page 381, of the Deed Records of Cass County, Texas, and being more particularly described as follows:

Beginning at a stake in the East ROW line of said paved road, 420 feet northerly with the said ROW line from the North line of a 105-1/2 acre tract conveyed by Lucious Vones et ux, to N. S. Spearman et al;

Thence at right angle to said road easterly 420 feet to a stake;

Thence parallel with said ROW line, northerly 210 feet to a stake for the Northeast corner of said tract conveyed to Robert T. Pynes by Steger et al;

Thence with the North line of said 4 acre tract, westerly to a stake in the East ROW line of said McLeod Road;

Thence with said ROW line southerly 210 feet to the Place of Beginning, and containing two (2) acres of land, more or less.