

## Notice of Substitute Trustee Sale

FILED FOR RECORD

T.S. #: 25-17345

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**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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE MARGARET MCCOWAN HEADRIGHT SURVEY, A- 744, CASS COUNTY, TEXAS AND BEING ALL OF A 0.87 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM PERRY A. PRUITT AND WIFE, JUANITA PRUITT TO JOE F. MAGILL AND WIFE, BONNIE MAGILL DATED OCTOBER 29, 1992 , RECORDED IN VOLUME 926, PAGE 739 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS AND BEING A PART OF A 7.5 ACRE TRACT (TRACT NO. 10) AS DESCRIBED IN WARRANTY DEED FROM JOHNIE WALTER SMITH, SR. TO PERRY A. PRUITT AND WIFE, JUANITA PRUITT DATED JULY 29, 1967, RECORDED IN VOLUME 495 , PAGE 561 OF THE DEED RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R. P. L.S . 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 0.87 ACRE TRACT OF LAND;

THENCE: N 03° 52' 34" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 0.87 ACRE TRACT, 172.27 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 11,

THENCE: S 82° 57' 53" E, WITH THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 11, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 0.87 ACRE TRACT , 232.76 FEET TO A SET 5/8" REBAR FOR CORNER IN AN EXISTING FENCE LINE;

THENCE: S 02° 16' 43" W, ALONG AN EXISTING FENCE LINE AND ITS PROJECTION, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 0.87 ACRE TRACT, 144.77 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER IN AN EXISTING FENCE LINE;

THENCE: S 83° 48' 58" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 0.87 ACRE TRACT, 92.41 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I. (POINT OF INTERSECTION);

THENCE: N 85° 34' 02" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 0.87 ACRE TRACT, 145.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8814 OF AN ACRE OF LAND , MORE OR LESS

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**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 8/27/2012 and is recorded in the office of the County Clerk of Cass County, Texas, under County Clerk's File No 2020004942, recorded on 9/14/2012, of the Real Property Records of Cass County, Texas.

Property Address: 8779 TEXAS HIGHWAY 11 HUGHES SPRINGS, TX 75656

Trustor(s):	<b>BONNIE F. MAGILL AKA BONNIE FAYE MAGILL</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NEW DAY FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS</b>
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>
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>		

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 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 BONNIE F. MAGILL AKA BONNIE FAYE MAGILL, 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 \$184,500.00, executed by BONNIE F. MAGILL AKA BONNIE FAYE MAGILL, A SINGLE PERSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NEW DAY FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BONNIE F. MAGILL

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AKA BONNIE FAYE MAGILL, A SINGLE PERSON to BONNIE F. MAGILL AKA BONNIE FAYE MAGILL. 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**

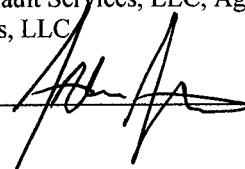
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**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**

Dated: January 12, 2026

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

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