

2025 NOV 10 AM 11:22

AMANDA FISHER

CASTRO COUNTY

COUNTY & DISTRICT CLERK

Notice of Substitute Trustee Sale

T.S. #: 25-16631

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: 12/2/2025
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: Castro County Courthouse in DIMMITT, Texas, at the following location: NORTH (FRONT) ENTRANCE OF THE COURTHOUSE, JUST INSIDE, IN FRONT OF THE COMMISSIONER'S COURT BULLETIN BOARD 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 11/9/2012 and is recorded in the office of the County Clerk of Castro County, Texas, under County Clerk's File No 60921, recorded on 11/16/2012, in Book OR, Page 654, of the Real Property Records of Castro County, Texas.
Property Address: 1163 FM 2392 DIMMITT, TX 79027

Trustor(s):	ROBERT MCLEAN	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1	Loan Servicer:	GITSIT Solutions, LLC
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Current Substituted Trustees:	Auction.com, LLC, Ronald Byrd, Antonio Bazaldua, Jose A. Bazaldua, Jonathan Schendel, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Aarti Patel, Brad Dickey, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC
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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 ROBERT MCLEAN, AN UNMARRIED MAN. 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 ROBERT MCLEAN, AN UNMARRIED MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ROBERT MCLEAN, AN UNMARRIED MAN to ROBERT MCLEAN. 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: 11-10-2025

Auction.com, LLC, Ronald Byrd, Antonio Bazaldua, Jose A. Bazaldua, Jonathan Schendel, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Aarti Patel, Brad Dickey, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting 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

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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 11625

Land Situated in the City of Dimmitt in the County of Castro in the State of TX

A 2.00 acre tract out of Section Thirty (30), Block M, Castro County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a set 3/4" rebar stake in pavement for the Southwest corner of a 50.000 acre tract described in a deed recorded in Vol. 150, page 489, et. seq., Deed Records of Castro County, Texas and being in the South line of Section 29, Block M, from whence a set 1/2" iron rod for the Northwest corner of said 50.000 acre tract bears North 00 deg. 51 min. 18 sec. East 955.25 feet;

Thence South 88 deg. 43 min. 42 sec. East along the South lines of Sections 29 and 30 at a recorded distance of 358.59 feet pass the Southeast corner of Section 29 and the Southwest corner of Section 30 and at 811.68 feet the Southwest and actual beginning corner of this tract;

Thence North 00 deg. 51 min. 18 sec. East at 50 feet pass a 1/2" iron rod in the North line of Farm Road 2392 and at 322 feet a 1/2" iron rod;

Thence South 88 deg. 43 min. 42 sec. East 270.56 feet to a 1/2" iron rod;

Thence South 00 deg. 51 min. 18 sec. West at 272 feet pass a 1/2" iron rod in the North line of said road and at 322 feet a point in the South line of said Section 30;

Thence North 88 deg. 43 min. 42 sec. West along the South line of said Section 270.56 feet to the Place of Beginning.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1163 FM 2392, Dimmitt, TX 79027