

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property: 930 CR 3390, Kempner, Texas 76539

January 7, 2026

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: May 2, 2024

Original Trustee:

Jay S. Fitzgerald

Address:

5900 Shepherd Mountain Cove, Building 2, Suite 200
Austin, Texas 78730

Substitute Trustee:

Gerald G. Hale

Address:

1412 Fisher St.
P.O. Box 647
Goldthwaite, TX, 76844

Grantor: Andreaonna Thompson

Original Mortgagees: Pamela Sheffield and Richard LaMunyon (hereafter "Lenders")

Current Beneficiary: H. Grayson Wetzel, Independent Administrator with Will Annexed of the Estate of Richard LaMunyon, Deceased (hereafter "Beneficiary")

Recording Information: Instrument No. 201545, Deed Records of Lampasas County, Texas.

Property Address: 930 CR 3390, Kempner, Texas 76539

Legal Description: Being 1.00 acres, more or less, out of the C.E. Long Survey, Abstract No. 1114, Lampasas County, Texas, including improvements, and being more fully described in the attached Exhibit "A" which is here referred to and made a part hereof for all purposes.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: May 2, 2024

Original Principal Amount: \$189,000.00

Maker: Andreaonna Thompson

Lenders: Pamela Sheffield and Richard LaMunyon

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: The West entrance of the Lampasas County Courthouse or at such other place designated for sales by the Lampasas County Commissioner's Court.

Sale Date: February 3, 2026

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00, or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property “AS IS” at a public auction to the highest cash bidder, with the exception of the Beneficiary, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Beneficiary directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property and improvements. This document constitutes formal notice by the Beneficiary to foreclose and sell the property, as described in Beneficiary’s right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

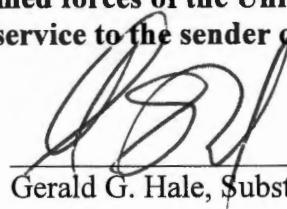
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold “AS IS” to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.

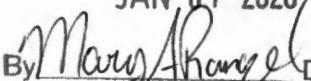


Gerald G. Hale, Substitute Trustee

FILED

a.m. 1-14 p.m. o'clock

JAN 07 2026

By  Deputy
County Court, Lampasas County, TX
Clerk Dianne Miller

DO NOT REMOVE

Notice of Substitute Trustee Sale

T.S. #: 25-17296

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 12:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 3:00 PM
Place: Lampasas County Courthouse in Lampasas, Texas, at the following location: THE WEST ENTRANCE TO THE COURTHOUSE 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 3/26/2011 and is recorded in the office of the County Clerk of Lampasas County, Texas, under County Clerk's File No 144031, recorded on 4/1/2011, in Book 269, Page 00450, of the Real Property Records of Lampasas County, Texas.

Property Address: 1202 BRIDGE ST LAMPASAS TX 76550

Trustor(s):	MARY E. EASTERWOOD	Original Beneficiary:	ONE REVERSE MORTGAGE, LLC
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
Current Substituted Trustees:	Auction.com, LLC, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting 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 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

DO NOT REMOVE

T.S. #: 25-17296

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 MARY E. EASTERWOOD, 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 \$94,500.00, executed by MARY E. EASTERWOOD, AN UNMARRIED WOMAN, and payable to the order of ONE REVERSE MORTGAGE, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MARY E. EASTERWOOD, AN UNMARRIED WOMAN to MARY E. EASTERWOOD. 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: Jan 8, 2026

Auction.com, LLC, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting 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

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

Exhibit "A"

1. LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN LAMPASSAS COUNTY, TEXAS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. ONE (1) AND 4 1/2 FEET OF LOT NO. TWO (2), ALL IN BLOCK NO. NINE (9) OF EAST
LAMPASSAS ADDITION TO THE TOWN OF LAMPASSAS AND DESCRIBED BY METES AND BOUNDS
AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT N. 1 AT THE NW CORNER OF A ROACK MASONRY
WALL;

THENCE ALONG SAID WALL S 70 E 64 FEET TO A POINT ON THE NORTH LINE OF SAID LOT NO. 2
FOR NE CORNER OF THIS LOT;

THENCE IN A STRAIGHT LINE AND ABOUT TWO FEET WEST FROM FENCE LINE S 20 W 180 FEET TO
STAKE FROM WHICH A LO TREE IN SAID FENCE LINE BEARS N 25 E 23 FEET;

THENCE N 70 W 64 FEET TO THE SW CORNER OF SAID LOT NO. 1 IN SAID BLOCK NO. 9;

THENCE N 20 E 180 FEET TO THE BEGINNING.

FILED

11:30 a.m. _____ p.m. o'clock

JAN 08 2026

By Gabrielle Arida Deputy
County Court, Lampasas County, TX
Clerk Dianne Miller