

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 30, 2015 and recorded under Vol. 2120, Page 385, or Clerk's File No. 2015-00004813, in the real property records of PALO PINTO County Texas, with Robert C. Maloney, a married man and Tina M. Maloney, his wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for iFreedom Direct Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Robert C. Maloney, a married man and Tina M. Maloney, his wife securing payment of the indebtedness in the original principal amount of \$77,371.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Robert C Maloney. Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

BEING LOTS THREE (3) AND FOUR (4), BLOCK FIVE (5), WICKLUND'S ADDITION, TO THE CITY OF MINERAL WELLS, PALO PINTO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 2, PAGE 58, OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 03/04/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: PALO PINTO County Courthouse, Texas at the following location: On the exterior steps at the entrance to the door of the Palo Pinto County Courthouse which opens and faces to the south, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Angela Cooper, Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Jeff Benton, Angela Cooper, Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jeff Benton or Jamie Dworsky, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 01/15/2025.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-22-1960

FILED
At 11:18 O'Clock A M.

JAN 16 2025

Janette K. Green
Clerk of the County Court
Palo Pinto County, Texas
By Kurt Hall Deputy

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/16/2022	Grantor(s)/Mortgagor(s): KENNIE L DE LA FUENTE AND JUAN R DE LA FUENTE, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 2475 Page: 364 Instrument No: 2022-00007897	Property County: PALO PINTO
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 3/4/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: On the exterior steps at the entrance to the door of the Palo Pinto County Courthouse which opens and faces to the south, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING LOT 11, BLOCK 2, OAK RIDGE ADDITION, AN ADDITION TO THE CITY OF MINERAL WELLS, PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 93, PLAT RECORDS OF PALO PINTO COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Conrad Wallace, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Angela Lewis, Jeff Benton or Jamie Dworsky, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 1/17/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 1/23/25

Donna Stockman

Printed Name:

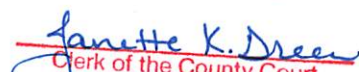



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED
At 11:43 O'Clock A.M.

JAN 23 2025

MH File Number: TX-24-106473-POS
Loan Type: Conventional Residential


Janette K. Dreen
Clerk of the County Court
Palo Pinto County, Texas
By  Deputy

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.

NOTICE OF FORECLOSURE SALE BY SUBSTITUTE TRUSTEE

Lien Holder: NSC Properties, LP

Debtor/Owner: Donald Smith and Susan Smith

Property to be Sold: The house and lot, including all improvements thereon, located at 300 Barker Road, Mineral Wells, Palo Pinto County, Texas 76067, more particularly described as follows:

FILED
At 1:25 O'Clock P M.

FEB 7 2025


Clerk of the County Court
Palo Pinto County, Texas
By _____ Deputy

BEING all of Block Five (5) of the Hicks Addition to the Glidewell Heights of Mineral Wells, Palo Pinto County, Texas, as shown by plat of said addition of record in Volume 1, Page 76, Plat Records of Palo Pinto County, Texas and described by metes and bounds as follows:

Beginning at the Southeast corner of said Block 5;
THENCE West 383.5 feet to corner;
THENCE North 158.4 feet to corner;
THENCE East 383.5 feet to corner;
THENCE South 158.4 feet to the place of beginning.

Deed of Trust/Lien: That certain Deed of Trust dated August 6, 2018, by and between Debtor/Owner, as Grantor; Lien Holder, as Beneficiary; and George Gault, as Trustee, to secure all payment and other obligations listed therein and contained in that certain Note of same date, in the principal amount of \$22,254.33, which Deed of Trust was recorded on August 7, 2018, as Document # 2018-00004102, Volume 2238, Page 509, Official Public Records, Palo Pinto County, Texas ("Deed of Trust").

Indebtedness: The entire outstanding principal balance owed under the above-referenced Note, Deed of Trust, plus any additional fees, interest, and attorney's fees incurred.

Substitute Trustee: The attorneys of Warren Fonville, PLLC, Kyle B. Fonville, Rhett Warren, Justus Anderson, Michael J. Noel, and Fidel Saenz as appointed in that certain Appointment of Substitute Trustee, which was recorded in the Official Public Records, Palo Pinto County, Texas.

THE COURT OF THE COUNTY OF PALO PIRIO, TEXAS, in and for the County of Palo Pirio, Texas, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of the Court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at the City of El Paso, Texas, this 7th day of February, 1952.

CLERK OF THE COURT

DEPUTY CLERK

Attest my hand and the seal of the Court at the City of El Paso, Texas, this 7th day of February, 1952.

CLERK OF THE COURT

DEPUTY CLERK

THE COURT OF THE COUNTY OF PALO PIRIO, TEXAS, in and for the County of Palo Pirio, Texas, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of the Court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at the City of El Paso, Texas, this 7th day of February, 1952.

CLERK OF THE COURT

FILED
At _____ O'Clock _____ M.
FEB 7 1952
Clerk of the County Court
Palo Pirio County, Texas
BY _____ Deputy

**Date, Time, and
Place of Sale:**

The sale is scheduled to be held at the following date, time, and place:

Date: March 4, 2025, which is at least 21 days after the date of this notice

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.


Place: At the South Courthouse Entrance of the Palo Pinto County Courthouse located at 520 Oak St, Palo Pinto, Palo Pinto County, Texas 76484

Type of Sale: The sale is a nonjudicial foreclosure sale being conducted pursuant to the above referenced Deed of Trust.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to Texas law and the relevant instruments permitting the Lien Holder to have the bid credited to the sales price up to the amount of the unpaid debt secured by its lien against the Property at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. 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.

SIGNED on this the 7th day of February 2025.

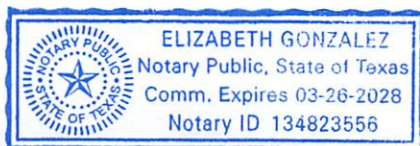
NSC Properties:

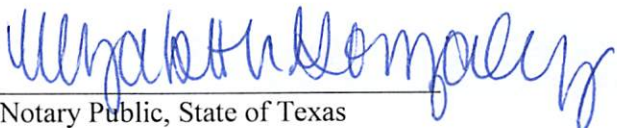


Fidel Saenz, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF PALO PINTO §

This instrument was acknowledged before me by Fidel Saenz, Substitute Trustee for and on behalf of NSC Properties, LP for the purpose and consideration set forth above on the 7th day of February, 2025.





Notary Public, State of Texas

FILED
At 1:15 O'Clock P M.

FEB 11 2025

Notice of Substitute Trustee Sale

R 337

T.S. #: 24-13294

Janett K. Green
Clerk of the County Court
Palo Pinto County, Texas
By *Y. Arak* Deputy

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: 3/4/2025
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: Palo Pinto County Courthouse in Palo Pinto, Texas, at the following location: THE EXTERIOR STEPS AT THE ENTRANCE TO THE DOOR OF THE COURTHOUSE WHICH OPENS AND FACES TO THE SOUTH 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:

BEING ALL OF LOT 3, BLOCK 6, HOLIDAY EAST ADDITION TO THE CITY OF MINERAL WELLS, PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 34, PLAT RECORDS OF PALO PINTO COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 8/26/2011 and is recorded in the office of the County Clerk of Palo Pinto County, Texas, under County Clerk's File No 2011-00007139, recorded on 9/1/2011, in Book OR VOL1879, Page 388, of the Real Property Records of Palo Pinto County, Texas.

Property Address: 604 NE 39TH AVE MINERAL WELLS, TX 76067

Trustor(s):	ELWOOD S. HANSEN AND THELMA L. HANSEN	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 GITSIT Mortgage Loan Trust BBPLCI	Loan Servicer:	GITSIT Solutions, LLC
Current Substituted Trustees:	Auction.com, Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, 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.

T.S. #: 24-13294

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 ELWOOD S. HANSEN AND WIFE, THELMA L. HANSEN. 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 \$132,000.00, executed by ELWOOD S. HANSEN AND WIFE, THELMA L. HANSEN, 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 ELWOOD S. HANSEN AND WIFE, THELMA L. HANSEN to ELWOOD S. HANSEN AND THELMA L. HANSEN. 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

T.S. #: 24-13294

Dated: 2/11/25

Auction.com, Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman,
Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper,
Jeff Benton, Rick Snoke, Prestige Default Services, 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