

FILED FOR RECORD

2026 JAN -8 AM 10:38

## Notice of Substitute Trustee Sale

T.S. #: 25-17350

CLERK OF THE COUNTY COURT  
RAINS COUNTY TEXAS  
BY *M. Ferguson*

**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: Rains County Courthouse in EMORY, Texas, at the following location: 220 W. Quitman Street, Emory, Tx 75440 - 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 LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOSIAH POMROY SURVEY, ABSTRACT NO. 186, RAINS COUNTY, TEXAS, BEING ALL OF LOT 5 AND LOT 6 OF LAKE FORK ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 110 OF THE PLAT RECORDS OF RAINS COUNTY, TEXAS.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 3/8/2011 and is recorded in the office of the County Clerk of Rains County, Texas, under County Clerk's File No 00462, recorded on 4/15/2011, in Book 534, Page 0782, of the Real Property Records of Rains County, Texas.  
Property Address: 159 RS COUNTY ROAD 3365 EMORY, TX 75440

Trustor(s):	PATRICIA COX SPA PATRICIA F. COX SPA PATRICIA FAYE RENEAU COX	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, A SUBSIDIARY OF ONEWEST BANK, FSB, ITS SUCCESSORS AND ASSIGNS
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, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, David Sims, Sharon St. Pierre, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, 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.

**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 PATRICIA COX SPA PATRICIA F. COX SPA PATRICIA FAYE RENEAU COX, 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 \$187,500.00, executed by PATRICIA COX SPA PATRICIA F. COX SPA PATRICIA FAYE RENEAU COX, A SINGLE PERSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, A SUBSIDIARY OF ONEWEST BANK, FSB, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of PATRICIA COX SPA PATRICIA F. COX SPA PATRICIA FAYE RENEAU COX, A SINGLE PERSON to PATRICIA COX SPA PATRICIA F. COX SPA PATRICIA FAYE RENEAU COX. 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**

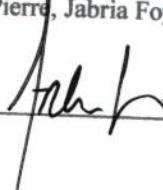
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**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

T.S. #: 25-17350

Dated: January 8, 2026

Auction.com, LLC, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, David Sims, Sharon St. Pierre, Jabria Foy, Heather Golden, 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

**NOTICE OF TRUSTEE'S SALE**

**FILER FOR RECORD**

**Date:** January 9, 2026

**2026 JAN -9 PM 3:18**

**Trustee:** PHILIP D. ALEXANDER

**Lender:** HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

**MANDY SAWYER**  
**CO-REGISTRAR**  
**m.sawyer**

**Note**

**Date:** September 11, 2019

**Amount:** TWO HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS (\$229,000.00)

**Maker:** JESUS QUINTERO

**Lender:** HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

**Deed of Trust**

**Date:** September 11, 2019

**Grantor:** JESUS QUINTERO

**Lender:** HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

**Recording information:** Document Number 2019-2053, Official Public Records of Rains County, Texas

**Property:**

**TRACT 1**

Lot 1 of Oak Ridge Subdivision according to the plat thereof recorded in Volume 6, Page 11, Rains County, Texas.

**TRACT 2**

BEING a 0.964 acre tract and being all that certain lot, tract or parcel of land situated in the Henry Craigle Survey, Abstract No. 41, Rains County, Texas, and being part of a called 3.55 acre tract described in a deed from Michael Ray Murff to Lance Hooten as recorded in Volume 540, Page 701, Rains County Official Public Records (R.C.O.P.R.), and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found on the southwest line of U.S. Highway No. 69, at the northeast corner of said 3.55 acre tract for a corner, said point being the northwest corner of Lot 1, Oak Ridge Subdivision according to the plat thereof recorded in Volume 6, Page 11, Rains County Plat Records (R.C.P.R.);

THENCE S 05°00'17" E (Directional Control Line) along the east line of said 3.55 acre tract and the west line of said Lot 1, Oak Ridge Subdivision a distance of 265.98 feet to a 1/2 inch iron rod set at the southeast corner of said 3.55 acre tract for a corner, said point being the northeast corner of a called 1.96 acre tract (Potts, 520/154, R.C.O.P.R.);

THENCE S 85°13'17" W along the southernmost south line of said 3.55 acre tract, and along the north lines of said 1.96 acre tract and a called 0.97 acre tract described in a deed to English as recorded in Volume 391, Page 703, Rains County Real Records (R.C.R.R.), a distance of 160.36 feet to a 1/2 inch iron rod set, for a corner;

THENCE N 01°48'34" E across said 3.55 acre tract a distance of 323.50 feet to a 1/2 inch iron rod set on the southwest line of said Highway and the northeast line of said 3.55 acre tract, for a corner;

THENCE S 70°23'51" E along the southwest line of said Highway and the northeast line of said 3.55 acre tract a distance of 134.16 feet to the POINT OF BEGINNING and containing 0.964 acres of land.

NOTE: Basis of Bearing is the west line of said Oak Ridge Subdivision (6/11 R.C.P.R.).

CC

The above field notes were prepared from an actual on the ground survey made under the direction and supervision of Danny W. Beasley, R.P.L.S. NO. 4915, on July 18, 2016.

### TRACT 3

BEING a 1.253 acre tract and being all that certain lot, tract or parcel of land situated in the Henry Craigle Survey, Abstract No. 41, Rains County, Texas, and being part of a called 3.55 acre tract described in a deed from Michael Ray Murff to Lance Hooten as recorded in Volume 540, Page 701, Rains County Official Public Records (R.C.O.P.R.), and being more particularly described as follows:

BEGINNING at a  $\frac{1}{2}$  inch iron rod found on the southwest line of U.S. Highway No. 69 and the northeast line of said 3.55 acre tract for a corner, said point being the northeast corner of a called 1.362 acre tract (Stephens, 557/714 R.C.O.P.R.);

THENCE S  $70^{\circ}23'51''$  E along the southwest line of said Highway and the northeast line of said 3.55 a distance of 125.73 feet to a  $\frac{1}{2}$  inch iron rod set, for a corner;

THENCE S  $01^{\circ}48'34''$  W across said 3.55 acre tract a distance of 329.50 feet to a  $\frac{1}{2}$  inch iron rod set on the north line of a called 0.97 acre tract described in a deed to English as recorded in Volume 391, Page 703, Rains County Real Records (R.C.R.R.), and the south line of said 3.55 acre tract, for a corner;

THENCE S  $85^{\circ}12'10''$  W along the southernmost south line of said 3.55 acre tract and the north line of said 0.97 acre tract a distance of 156.37 feet to a 3/4 inch iron pipe found on the east line a called 2 acre tract described in a deed to Bond as recorded in Volume 216, Page 407, Rains County Deed Records (R.C.D.R.), at the most southerly southwest corner of said 3.55 acre tract and the northwest corner of said 0.97 acre tract, for a corner;

THENCE N  $05^{\circ}22'28''$  W along the easternmost west line of said 3.55 acre tract and the east line of said 2 acre tract a distance of 145.39 feet to a 3/8 inch iron rod found at the inside corner of said 3.55 acre tract, the northeast corner of said 2 acre tract and the southeast corner of said 1.362 acre tract, for a corner;

THENCE N  $14^{\circ}40'09''$  E along the east line of said 1.362 acre tract a distance of 241.73 feet to the POINT OF BEGINNING and containing 1.253 acres of land.

NOTE: Basis of Bearing is the west line of said Oak Ridge Subdivision according to the plat thereof recorded in Volume 6, Page 11, Rains County Plat Records (R.C.P.R.).

The above field notes were prepared from an actual on the ground survey made under the direction and supervision of Danny W. Beasley, R.P.L.S. No. 4915, on July 18, 2016.

The above three tracts of land being the same land in Warranty Deed with Vendor's Lien dated September 11, 2019 from Hootens Real Estate Development LLC, a Texas Limited Liability Company, to Jesus Quintero, recorded in Document Number 2019-2052, Official Public Records of Rains County, Texas.

**County:** Rains

**Date of Sale (first Tuesday of month):** February 3, 2026

**Time of Sale:** Between the hours of 10:00 a.m. and 1:00 p.m.

**Place of Sale:** West most side of the Rains County Courthouse which is located at 167 East Quitman Street, Emory, Texas 75440, or as designated by the County Commissioners.

PHILIP D. ALEXANDER is the Trustee pursuant to the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
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**PHILIP D. ALEXANDER, Trustee**