

FILED AND RECORDED

JAN 12 2026

**Notice of Substitute Trustee Sale**



*Sharon Blasing*  
SHARON BLASING  
COUNTY CLERK, LEE COUNTY, TEXAS

T.S. #: 25-17334

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: Lee County Courthouse in GIDDINGS, Texas, at the following location: **IN THE AREA OF THE COURTHOUSE DESIGNATED BY THE COMMISSIONERS' COURT, OF SAID COUNTY, PURSUANT TO SECTION §51.002 OF THE TEXAS PROPERTY CODE AS AMENDED; IF NO AREA IS DESIGNATED BY THE COMMISSIONERS' COURT, THE SALE WILL BE CONDUCTED IN THE AREA IMMEDIATE 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 6/28/2013 and is recorded in the office of the County Clerk of Lee County, Texas, under County Clerk’s File No 2013-02616, recorded on 7/8/2013, in Book 1116, Page 843, of the Real Property Records of Lee County, Texas.  
Property Address: 1007 PRIVATE ROAD 2002 PAIGE, TX 78659

Trustor(s):	<b>SANDRA L. LAWSON AND JAMES L. LAWSON</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP, 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, Enrique Florez, Pete Florez, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting 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

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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 SANDRA L. LAWSON AND JAMES L. LAWSON, WIFE AND HUSBAND. 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 but not limited to (1) the promissory note in the original principal amount of \$172,500.00, executed by SANDRA L. LAWSON AND JAMES L. LAWSON, WIFE AND HUSBAND, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of SANDRA L. LAWSON AND JAMES L. LAWSON, WIFE AND HUSBAND to SANDRA L. LAWSON AND JAMES L. LAWSON. 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.

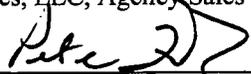
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, 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: 1-12-26

Auction.com, LLC, Enrique Florez, Pete Florez, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC,



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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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**SCHEDULE "A"**

OUT OF THE J.J. MANOR SURVEY AND BEGINNING AT THE HOUSTON AND TEXAS  
CENTRAL RAILWAY COMPANY'S RIGHT OF WAY, AT THE OLD RAILROAD  
CROSSING;

THENCE IN A WESTERLY DIRECTION WITH THE EAST LINE OF THE RIGHT OF WAY  
392 FEET TO THE SOUTH LINE OF THE G.W. DAVIS SURVEY;

THENCE S. 84 E. WITH SAID LINE 390 FEET TO THE S.E. CORNER OF THE DAVIS  
SURVEY;

THENCE S. 190 FEET TO A STAKE;

THENCE IN A WESTERLY DIRECTION 174 FEET TO THE PLACE OF BEGINNING AND  
CONTAINING APPROXIMATELY ONE AND 88/100 ACRES OF LAND AND BEING THE  
NORTHWEST CORNER OF OUR LAND ON THE J.J. MANOR ORIGINAL SURVEY.

FILED AND RECORDED

JAN 12 2026



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COUNTY CLERK, LEE COUNTY, TEXAS