

MAR 16 2026

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

Notice of Substitute Trustee Sale

BY _____ DEPUTY

T.S. #: 26-18254

PPP 26-002635

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: 4/7/2026
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: Jack County Courthouse in Jacksboro, Texas, at the following location: **THE STEPS FRONTING THE DOORS ON THE WEST SIDE OF 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:

PLEASE SEE EXHIBIT A

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 7/26/2012 and is recorded in the office of the County Clerk of Jack County, Texas, under County Clerk’s File No 20120004789, recorded on 8/17/2012, in Book 089, Page 0545, of the Real Property Records of Jack County, Texas.
Property Address: 530 RICHARDSON ST JACKSBORO, TX 76458-2239

Trustor(s): PAULA M SHARP AND BOBBY SHARP
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GENWORTH FINANCIAL HOME EQUITY ACCESS, INC. 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 2026-1
Loan Servicer: GITSIT Solutions, LLC

Current Substituted Trustees: Auction.com, LLC, Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Brandy Bacon, Jamie Dworsky, Janet Pinder, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snoke, Prestige Default Services, LLC, Agency Sales

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 PAULA M SHARP AND BOBBY SHARP, 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 PAULA M SHARP AND BOBBY SHARP, WIFE AND HUSBAND, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GENWORTH FINANCIAL HOME EQUITY ACCESS, INC. ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of PAULA M SHARP AND BOBBY SHARP, WIFE AND HUSBAND to PAULA M SHARP AND BOBBY SHARP. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2026-1 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 2026-1 c/o GITSIT Solutions, LLC
333 S. Anita Drive,
Suite 400,
Orange, CA 92868
888) 566-3287

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Dated: 03/12/26

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

Donna Stockman

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (949) 776-4697
Website: <https://prestigepostandpub.com>

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"

BEGINNING at a 2 inch cap on a 5/8 inch iron rod found on the north side of Richardson Street being the southeast corner of the said Sharp Tract and the southwest corner of the Gary Oliver Tract recorded in Volume 724, Page 663, Official Public Records of Jack County.

THENCE North 89 degrees 50 minutes 29 seconds West for a distance of 76.50 feet to a 2 inch cap on a 5/8 inch iron rod set on the north side of the said street being the southwest corner of the said Sharp Tract and the southeast corner of the Bobby E Sharp and Paula M, Sharp Tract recorded in Volume 790, Page 507, Official Public Records of Jack County;

THENCE North 00 degrees 09 minutes 45 seconds East for a distance of 129.00 feet to a 2 inch cap on a 5/8 inch iron rod set being the northwest corner of the said Sharp Tract and the northeast corner of the said Bobby Sharp Tract on the south line of the Juan Salazar Tract recorded in Volume 867, Page 225, Official Public Records of Jack County;

THENCE South 89 degrees 50 minutes 29 seconds East for a distance of 76.50 feet to a 2 inch cap on a 5/8 inch iron rod found being the northeast corner of the said Sharp Tract, the southeast corner of the said Salazar Tract, the southwest corner of the Gary Oliver Tract recorded in Volume 682, Page 281, Official Public Records of Jack County and the northwest corner of the said Oliver Tract recorded in Volume 724, Page 663;

THENCE South 00 degrees 09 minutes 45 seconds West for a distance of 129.00 feet to the place of beginning

FOR INFORMATIONAL PURPOSES ONLY: The above described property is also known as 530 RICHARDSON ST., JACKSBORO TX 76458

NOTE: The Company is prohibited from insuring the area or quantity of the land described above. Any statement in the legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.