



T.S. #: 25-17341

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 BARBARA HENDERSON, A SINGLE 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 \$63,000.00, executed by BARBARA HENDERSON, A SINGLE WOMAN, and payable to the order of REVERSE MORTGAGE USA, INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BARBARA HENDERSON, A SINGLE WOMAN to BARBARA HENDERSON. 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.

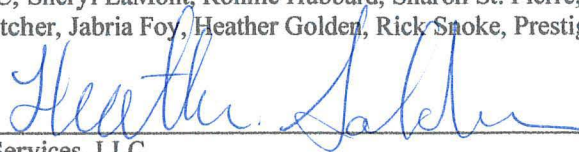
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, 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: January 8, 2026

Auction.com, LLC, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, David Sims, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, 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

## EXHIBIT "A"

**ALL THAT CERTAIN LOT, TRACT OR PRCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING A PART OR PORTION OF LOT 23, BLOCK 5, OF THE FAIR GROUND ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET B, SLIDE 16-A, MAP AND/OR RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND BEING A PART OF THE A. VARILLA SURVEY, ABSTRACT NO. 49, BEING SITUATED IN ANGELINA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**ALL THAT CERTAIN LOT, TRACT AND PARCEL OF LAND SITUATED IN THE CITY OF LUFKIN, ANGELINA COUNTY, TEXAS, A PART OF THE A. VARILLA LEAGUE, A PART OF THE "OLD FAIR GROUNDS" NORTH OF LUFKIN, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A POINT 153 FEET N. 21 W. FROM S. E. CORNER OF SAID "OLD FAIR GROUNDS" TRACT;**

**THENCE N. 21 W. 50 FEET TO A STAKE FOR CORNER;**

**THENCE S. 69 1/2 W. 140 FEET TO A STAKE FOR CORNER;**

**THENCE S. 21 E. 50 FEET, STAKE FOR CORNER;**

**THENCE N. 69 1/2 E. 140 FEET TO THE PLACE OF BEGINNING, SAID TRACT BEING A LOT SIZE 50 FEET WIDE BY 140 FEET IN DEPTH, AND BEING THE SAME TRACT AND PARCEL OF LAND CONVEYED BY J. H. KURTH, ET AL, TO JAMES H. HUGHES AND DELIA HUGHES, BY DEED DATED DECEMBER 14, 1925, AND OF RECORD IN VOLUME 65, PAGE 10, DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.**