

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: May 04, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH BROADWAY PORCH OF THE BROWN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

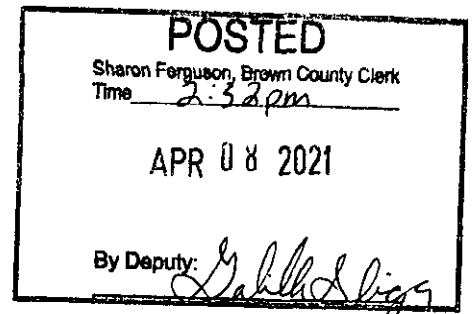
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 24, 2007 and recorded in Document VOLUME 1661, PAGE 50; INSTRUMENT 3956 real property records of BROWN County, Texas, with JUDY PEDERSON, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JUDY PEDERSON, securing the payment of the indebtednesses in the original principal amount of \$38,834.14, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ARGOLICA LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. SN SERVICING CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SN SERVICING CORPORATION
51 VERONICA AVENUE
SOMERSET, NJ 08873



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LINDA J. REPPERT OR HOWARD WHITNEY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.

Israel Saucedo

Israel Saucedo

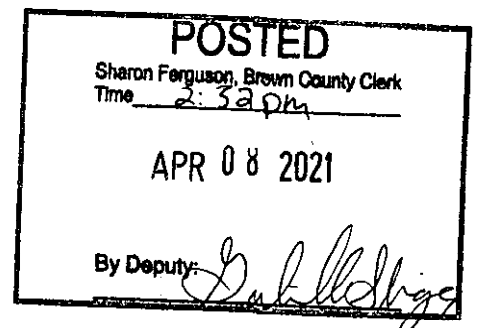
Certificate of Posting

My name is Linda J. Reppert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 8, 2021 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.

Linda J. Reppert

Declarants Name: Linda J. REPPERT

Date: April 8, 2021



110 VINE ST
BANGS, TX 76823

00000006878417

00000006878417

BROWN

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BROWN COUNTY, TEXAS, AND BEING LOT NO. FIVE IN BLOCK NO. THREE OF GIBSON ADDITION TO THE TOWN OF BANGS, IN BROWN COUNTY, TEXAS; SAVE AND EXCEPT THE NORTH 5 FEET OF LOT NO. FIVE, WHICH SAID NORTH 5 FEET WAS BY DEED DATED AUGUST 17, 1972, CONVEYED BY JOHN A GREEN, ET UX, TO T.A. GRIFFIN, ET UX, OF RECORD IN VOLUME 635, PAGE 160, OF THE DEED RECORDS OF BROWN COUNTY, TEXAS.

