

Current Borrower: DANIEL J. POGUE AND ROSSELLA J. POGUE, HUSBAND AND WIFE
MHA File Number: TX-15-25117-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 2165E WEBB ST, BROWNFIELD, TX 79316

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/17/2009

Grantor(s)/Mortgagor(s):
DANIEL J. POGUE AND ROSSELLA J. POGUE,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR CITY BANK MORTGAGE, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: 772
Page: 0182
Instrument No: 241831

Property County:
TERRY

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

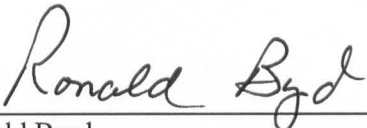
Date of Sale: 8/4/2015

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: Terry County Law Enforcement Center, 1311 Tahoka Road, Brownfield, Texas in lobby area (the two entrance doors face east and west) (the front of the building faces south) OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.



Ronald Byrd
or Cole D. Patton
or Catherine Allen-Rea
McCarthy, Holthus & Ackerman, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075



4530621

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EXHIBIT "A"

A tract of land located in the SE/4 OF Section 76, Block T, D. & W. Ry. Co. Survey, Terry County, Texas, as described in deed from Russell McInnis et ux to Royce and Serediah McNeil dated June 16, 1987, recorded in Volume 504, Page 959, Deed Records, Terry County, Texas, as follows:

A part of the SW/4 of the SE/4 of Section 76, Block T, D. & W. Ry. Co. Survey in Terry County, Texas, containing 4.52 acres, more or less, described by metes and bounds as follows, to-wit:

BEGINNING at a point that bears West 1660.4 feet from the SE corner of Section 76, in the South line of said Section 76 for the SE corner of this tract;

THENCE WEST along the South line of said Section 76, a distance of 298.8 feet to point for the SW corner of this tract;

THENCE NORTH parallel to the East and West line of said Section 76 a distance of 660 feet to a point for the Northwest corner of this tract;

THENCE EAST parallel to the South line of said Section 76, a distance of 298.8 feet to a point for the NE corner of this tract;

THENCE SOUTH 660 feet to the PLACE OF BEGINNING, LESS all of the oil, gas and other minerals in, on and under and that may be produced from said land.

FILED FOR RECORD

2015 JUL 13 PM 2:11

KIM CARTER
TERRY COUNTY CLERK
BY *Kim Carter*