

NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military, 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.

Mailed via Regular Mail and Certified Mail, RRR # 70192280000039266366

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: 2020-07-02
 Grantor: Daniel Garrett Sherman and Courtney Nicole Sherman
 Trustee: Tommy Warford
 Beneficiary: Michael Eugene Landtroop, later assigned to Enhance Mortgage Corporation
 County Where Property is Located: Eastland, County, Texas
 Recording Information: Document No 2020-001809 of the Official Public Records of Eastland County, Texas

NOTE:

Date: 2020-07-02
 Amount: \$42,000.00
 Debtor: Daniel Garrett Sherman and Courtney Nicole Sherman
 Holder: Michael Eugene Landtroop, later assigned to Enhance Mortgage Corporation.

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Terry Browder, Laura Browder or Jamie Osborne
 Date of Sale: February 6, 2024
 Time of Sale: 1:00 pm or within three hours thereafter

PLACE OF SALE: In Eastland, Eastland County, Texas, in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place, the South entrance steps of the Eastland County Courthouse or as designated by the County Commissioner's Office. If no place is designated by the Commissioners Court, then the sale will be conducted at the Main Entrance of the Eastland County Courthouse, in Eastland, Texas, and the terms of the proposed sale will be for cash to the highest bidder.

RECEIVED 10-25-23 M.
 CATHY JENTHO, COUNTY CLERK

For information about this sale call Enhance Mortgage 5109 82nd Suite 71135 Lubbock, Texas 79424 (806) 748-1305.
 Reference file # 73598.

DEC 28 2023
 EASTLAND COUNTY, TEXAS
 By EN Deputy

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

WHEREAS, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.

Substitute Trustee,

Terry Browder, Laura Browder or
Jamie Osborne

EXHIBIT A

Being two adjoining tracts of land located in the City of Ranger, Eastland County, Texas, described as follows:

FIRST TRACT: Being all of Lot Number Four (4), in Block Number Five (5), of the R. C. Stuard First Addition to the said City of Ranger, Eastland County, Texas, and being the property conveyed to G. F. Landtroop by John Ussery and wife Martha Ussery, by warranty deed dated July 13, 1935, and of record in Vol. 434, Pages 578-579, of Deed Records of Eastland County, Texas.

SECOND TRACT: Beginning at the S. E. corner of Lot No. Four (4), Block No. Five (5), of the R. C. Stuard First Addition to the Town of Ranger, Texas, as shown by the map or plat of said Addition;

THENCE East 124 feet, a corner;

THENCE North 140 feet, a corner;

THENCE West 124 feet, a corner;

THENCE South 140 feet, with the East line of said Lot No. Four (4), Block No. Five (5), to the place of beginning, and being the property conveyed to G. F. Landtroop by Merchants & Farmers State Bank of Weatherford by warranty deed dated May 17, 1929, and of record in Vol. 304, page 450, of Deed Records of Eastland County, Texas.

And both of the above described tracts being the same tracts described in deed from Homer L. Landtroop, et al, to Loyd F. Landtroop and wife Helen A. Landtroop, dated March 20, 1961, recorded in Volume 536, pages 514-516, Deed Records of Eastland County, Texas.