

**Notice of Foreclosure Sale**

June 5, 2018

**DEED OF TRUST ("Deed of Trust"):**

**Dated:** July 1, 2016

**Grantor:** CLIFTON JOE BOLTON and CHRISTAL G. BOLTON

**Trustee:** GLENN DILLARD

**Original Lender:** MELVIN R. CLOUDT and MARY ANN DANNHAUS CLOUDT

**Recorded in:** Document Number 2016-001693 of the real property records of Eastland County, Texas

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERE OF FOR ALL PURPOSES.

**Secures:** Note ("Note") in the original principal amount of \$50,000.00, executed by CLIFTON JOE BOLTON and CHRISTAL G. BOLTON ("Borrower") and payable to the order of Lender

**Property:** The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

**Assignment:** All interests in the property and The Note and the liens and security interests of the Deed of Trust were transferred and assigned to JAMES DANNHAUS (as the heir to MARY ANN DANNHAUS CLOUDT) ("Beneficiary") by instruments dated August 8, 9 and 10, 2017, recorded in 2017-002307, 2017-002306, 2017-002308 of the real property records of Eastland County, Texas

**Substitute Trustee:** PAMELA J. CHANEY, Attorney at Law

**Substitute Trustee's Address:** 200 W. Commerce St., EASTLAND, TX, 76448

RECEIVED 3:40 P.M.  
CATHY JENTHO, COUNTY CLERK  
MAY 14 2018  
EASTLAND COUNTY, TEXAS  
By \_\_\_\_\_ Deputy

Notice of Foreclosure Sale  
Dannhaus  
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**Foreclosure Sale:**

**Date:** Tuesday, June 5, 2018

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

**Place:** Eastland County Courthouse  
(Southside Entrance)  
100 W. Main St.  
Eastland, Texas 76448

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JAMES DANNHAUS's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, JAMES DANNHAUS, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JAMES DANNHAUS's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JAMES DANNHAUS's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JAMES DANNHAUS passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

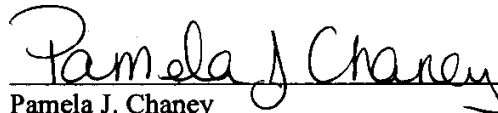
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by JAMES DANNHAUS. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**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.**



Pamela J. Chaney  
Attorney for James A. Dannhaus  
PAMELA J. CHANEY, Attorney at Law  
Attorney At Law, 200 W. Commerce St.  
EASTLAND, TX 76448  
Telephone (254) 631-8440  
Telecopier (254) 522-8621

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**EXHIBIT "A"**

**TRACT ONE:**

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BEING 1 acre of land, more or less, out of the Southwest one-quarter (SW/4) of Section 11, Block 2, E.T. Ry. Co. Survey, Abstract No. 96, in Eastland County, Texas, described as follows:

BEGINNING 140 yards West and 323.5 yards North of the Southeast corner of the said SW/4 of said Section 11:

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THENCE West 70 yards;

THENCE South 70 yards;

THENCE East 70 yards;

THENCE North 70 yards to the PLACE OF BEGINNING.

**TRACT TWO:**

BEING 1 acre of land, more or less, out of the Southwest one-quarter (SW/4) of Section 11, Block 2, E.T. Ry. Co. Survey, Abstract No. 96, Eastland County, Texas, described as follows:

BEGINNING 140 yards West and 253.5 yards North of the Southeast corner of the said SW/4 of said Section 11, said beginning point being the Southeast corner of a 1 acre tract conveyed to J.G. Walton by deed dated July 7, 1903, recorded in Volume 50, Page 85, Deed Records of Eastland County, Texas;

THENCE West 210 feet;

THENCE South 210 feet;

THENCE East 210 feet;

THENCE North 210 feet to the PLACE OF BEGINNING.

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TRACT DESCRIPTION:

BEING a subdivision of the Southwest one-quarter (SW/4) of Section 11, Block 2, E.T. Ry. Co. Survey, Abstract No. 96, in Eastland County, Texas; described as follows:

BEGINNING 105 feet South of the Southwest corner of the J.G. Walton lot;

THENCE East 110 feet;

THENCE South 105 feet;

THENCE West 110 feet;

THENCE North 105 feet to the PLACE OF BEGINNING, and containing 1/2 acre of land, more or less, and being the property known as the J.B. House tract and described in Sheriff's Deed to G.E. McDonald recorded in Volume 435, Page 505, Deed Records of Eastland County, Texas.

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