

NOTICE OF FORECLOSURE SALE

FILED FOR POSTING
At 1:00 O'clock P.M.

August 7, 2018

AUG 07 2018

Deed of Trust:

Dated: April 2, 2013

Kari French, Walker County Texas
by *Kari French* Deputy

Grantor: Stacy Lynn McDaniel and Kathleen Lynane McDaniel

Trustee: Gary D. Janssen

Lender: GDJ ENTERPRISES, INC.

Recorded in: Volume 1068, Page 1 of the real property records of Walker County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$110,000.00, executed by Stacy Lynn McDaniel and Kathleen Lynane McDaniel ("Borrower") and payable to the order of Lender.

Property: See Exhibit A.

Foreclosure Sale:

Date: Tuesday, September 4, 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., or within 3 hours thereof.

Place: THE EAST STEPS OF THE WALKER COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

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 GDJ ENTERPRISES, INC.'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, GDJ ENTERPRISES, INC., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of GDJ ENTERPRISES, INC.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with GDJ

ENTERPRISES, INC.'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

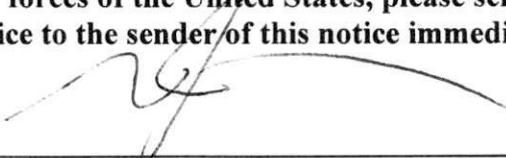
If GDJ ENTERPRISES, INC. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 GDJ ENTERPRISES, INC. 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, 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 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.



Gary D. Janssen
P.O. Box 1546
Richmond, Texas 77406-1546
Telephone (281) 433-3555

EXHIBIT A

BEING THAT SAME 5.0 ACRES OF LAND, MORE OR LESS, CONVEYED TO BOBBIE ANN PATE AND JOHN CHARLES PATE IN A SPECIAL WARRANTY DEED RECORDED UNDER CLERK'S FILE # 00002556 OF THE REAL PROPERTY RECORDS OF WALKER COUNTY, TEXAS AND FURTHER DESCRIBED AS FOLLOWS:

BEING 5.00 ACRES OF LAND, MORE OR LESS, SITUATED IN THE A.A. MOORE SURVEY, ABSTRACT NO. 396 AND THE J.W. MOORE SURVEY, ABSTRACT NO. 397, BOTH IN WALKER COUNTY, TEXAS, AND BEING OUT OF A PART OF CALLED 10.7 ACRE TRACT DESCRIBED IN A DEED FROM IZORA SIKES STEWART TO J. WAYNE CLINTON DATED OCTOBER 28, 1971, AND RECORDED IN VOLUME 339, PAGE 722, DEED RECORDS, WALKER COUNTY, TEXAS, SAID 5.00 ACRES BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID CLINTON 10.7 ACRE TRACT, SAID CORNER BEING WITHIN SAID J.W. MOORE SURVEY AND BEING ALSO THE EAST CORNER OF A CALLED 10.7 ACRE TRACT DESCRIBED IN A DEED FROM D.W. STEWART, ET AL. TO ALLIE MOORE RECORDED IN VOL 153, PAGE 135, DEED RECORDS, FOUND AN IRON AXLE IN FENCE FOR CORNER FROM WHICH A 20" ELM BEARS S 67° W 7.4 FEET; THENCE S 41°35'50"E, WITH THE NORTHEAST LINE OF SAID CLINTON 10.7 ACRES 137.9 FEET TO ITS MOST EASTERLY CORNER, FOUND AN IRON AXLE IN FENCE FOR CORNER FROM WHICH A 17" RED OAK BEARS S 30° E 49.3 FEET AND A ELM STUMP BEARS N 52° 30' W 39.8 FEET, SAID CORNER BEING ALSO THE NORTH CORNER OF A CALLED 10.7 ACRE TRACT DESCRIBED IN A DEED FROM D. W. STEWART, ET AL. TO HATTIE COTTON RECORDED IN VOL. 151, PAGE 143, DEED RECORDS; THENCE S 40° 45' 00" W WITH THE COMMON BOUNDARY OF SAID CLINTON AND COTTON TRACTS AND CROSSING THE DIVISION LINE OF SAID J. W. MOORE AND A.A. MOORE SURVEYS, A DISTANCE OF 1134.6 FEET TO THE MOST SOUTHERLY CORNER OF THE 5.00 ACRES HEREIN DESCRIBED, SET 5 5/8" IRON ROD FOR CORNER; THENCE N 41° 35' 50" W ACROSS SAID CLINTON 10.7 ACRES, 249.5 FEET TO ITS NORTHWEST LINE AND THE SOUTHEAST LINE OF SAID MOORE 10.7 ACRES, SET A 5/0" IRON ROD FOR THE WEST CORNER OF THE 5.00 ACRES HEREIN DESCRIBED; THENCE N 46° 23' 40" E WITH THE COMMON BOUNDARY OF SAID CLINTON AND MOORE TRACTS AND CROSSING THE DIVISION LINE BETWEEN SAID A.A. MOORE AND J.W. MOORE SURVEYS, A DISTANCE OF 1125.2 FEET TO THE PLACE OF BEGINNING.

AND

BEING A STRIP OF LAND 40 FEET IN WIDTH, SITUATED IN THE A.A. MOORE SURVEY, ABSTRACT NO. 396, WALKER COUNTY, TEXAS, AND BEING ALONG A PART OF THE NORTHWEST LINE OF A CALLED 10.7 ACRE TRACT DESCRIBED IN A DEED FROM IZORA SIKES STEWART TO J. WAYNE CLINTON

DATED OCTOBER 26, 1971, AND RECORDED IN VOL. 239, PAGE 722, DEED RECORDS, WALKER COUNTY, TEXAS, SAID 40 FOOT WIDE STRIP BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID CLINTON 10.7 ACRE TRACT IN THE NORTH RIGHT-OF-WAY LINE OF STATE FARM-TO-MARKET ROAD NO. 1374, SAID CORNER "BEING ALSO THE SOUTH CORNER OF A CALLED 10.7 ACRE TRACT DESCRIBED IN A DEED FROM D.W. STEWART, ET AL. TO ALLIE MOORE RECORDED IN VOL. 153, PAGE 135, DEED RECORDS, FOUND AN IRON AXLE FOR CORNER FROM WHICH A 12" SWEETGUM BEARS N 42° 15'W 9.4 FEET; THENCE N 46° 23' 40" E, WITH THE COMMON BOUNDARY OF SAID CLINTON 10.7 ACRES, AND SAID MOORE 10.7 ACRES, 1078.8 FEET TO A 5/6" IRON ROD SET FOR THE WEST CORNER OF A 5.00 ACRE TRACT OUT OF SAID CLINTON 10.7 ACRES; THENCE S 41°35' 50" E WITH THE SOUTHWEST LINE OF SAID 5.00 ACRE TRACT, 40 FEET TO A POINT; THENCE S 46° 23' 40" W 1059.4 FEET TO THE SOUTH LINE OF SAID CLINTON TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. ROAD NO. 1374; THENCE WESTERLY WITH SAID F.M. 1374 RIGHT-OF-WAY LINE AROUND A CURVE TO THE RIGHT (RADIUS=1361 FEET) FOR AN ARC DISTANCE OF 43.9 FEET TO THE PLACE OF BEGINNING.