

POSTED
Date: 4-20-23
Time: 9:40 am
Sharla Keith, County Clerk
Nolan County, Texas
By VG Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Nolan County

Deed of Trust Dated: August 22, 2019
Original Principal Amount: \$1,700,000.00
Grantor: GFSI-MHE MANUFACTURING OF TEXAS, LLC, a Texas limited liability company
Original Mortgagee: NLCG PRIVATE LENDING, LLC, a Texas limited liability company
Current Mortgagee: GULF CAPITAL LENDING LLC, a Texas limited liability company
Mortgagee Address: 2200 Market Street, Suite 412, Galveston, Texas 77550

Recording Information: Instrument No. **19-29252** in the Official Public Records of Nolan County, Texas

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference.

Date of Sale: June 6, 2023, between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

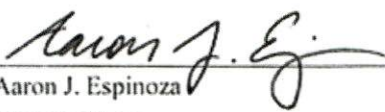
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NOLAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Terry Browder, Laura Browder and/or Jamie Osborne have been appointed as Substitute Trustee(s) (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Aaron J. Espinoza
Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana St., 28th Floor
Houston, Texas 77002
Reference: 2023-02353



c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

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EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property Description

TRACT 1

2010729.69 SQ. FEET (46.16 ACRES) OF LAND OUT OF SECTION 31, BLOCK 22, T&P RY. SURVEYS, AND LOTS 11, 12 AND 13 OF THE SWEETWATER INDUSTRIAL PARK (NOLAN COUNTY PLAT RECORDS SLIDE 234A), ALL IN SWEETWATER, NOLAN COUNTY, TEXAS. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE SOUTH RIGHT OF WAY OF ALABAMA AVENUE THAT IS NORTH 77°55'39" EAST A DISTANCE OF 80.01' FROM A FOUND 1/2" IRON PIN FOR THE NORTH EAST CORNER OF A 7.047 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RECOR, INC. RECORDED IN NOLAN COUNTY PUBLIC RECORDS VOLUME 240 PAGE 65

THENCE: NORTH 77°55'39" EAST A DISTANCE OF 445.04' ALONG SAID SOUTH RIGHT OF WAY TO A FOUND CHAIN LINK FENCE CORNER OF THE NORTH WEST CORNER OF THE TRACT OF LAND DESCRIBED IN A DEED TO HOUSING AUTHORITY OF THE CITY OF SWEETWATER RECORDED IN NOLAN COUNTY DEED RECORDS VOLUME 189 PAGE 024

THENCE: SOUTH 12°53'54" EAST A DISTANCE OF 299.21' TO A FOUND CHAIN LINK FENCE CORNER FOR THE SOUTH WEST CORNER OF SAID HOUSING AUTHORITY TRACT

THENCE: NORTH 77°04'43" EAST A DISTANCE OF 873.28' TO A FOUND CHAIN LINK FENCE CORNER IN THE WEST RIGHT OF WAY OF ROBERT LEE STREET FOR THE SOUTH EAST CORNER OF SAID HOUSING AUTHORITY TRACT

THENCE: SOUTH 12°58'30" EAST A DISTANCE OF 1133.70' ALONG SAID WEST RIGHT OF WAY TO A FOUND 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE NORTH RIGHT OF WAY OF INDUSTRIAL DRIVE

THENCE: SOUTH 77°21'12" WEST A DISTANCE OF 369.03' ALONG SAID NORTH RIGHT OF WAY TO A SET "X" IN CONCRETE THE WEST RIGHT OF WAY OF INDUSTRIAL DRIVE

THENCE: SOUTH 29°12'06" WEST A DISTANCE OF 770.20' ALONG SAID WEST RIGHT OF WAY TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 FOR THE EAST CORNER OF A 4.40 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DPC INDUSTRIES, INC. RECORDED IN NOLAN COUNTY PUBLIC RECORDS VOLUME 425 PAGE 125

THENCE: NORTH 61°01'33" WEST A DISTANCE OF 389.43' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 FOR THE NORTH CORNER OF SAID DPC INDUSTRIES TRACT

THENCE: SOUTH 47°30'32" WEST A DISTANCE OF 158.64' TO A FOUND 1/2" IRON PIN FOR A CORNER OF SAID DPC INDUSTRIES TRACT

THENCE: NORTH 60°38'24" WEST A DISTANCE OF 14.91' TO A FOUND PK NAIL IN A RAILROAD CROSS TIE FOR A CORNER OF SAID DPC INDUSTRIES TRACT

THENCE: SOUTH 28°47'40" WEST A DISTANCE OF 185.75' TO A FOUND PK NAIL IN A RAILROAD CROSS TIE FOR A CORNER OF SAID DPC INDUSTRIES TRACT

THENCE: 9.11' ALONG A CURVE TO THE LEFT SUCH THAT DELTA = 01°01'18" RADIUS = 510.75' AND WITH A CHORD THAT BEARS SOUTH 26°31'40" WEST FOR A DISTANCE OF 9.11' TO A FOUND 1/2" IRON PIN FOR THE MOST WESTERLY NORTH WEST CORNER OF SAID DPC INDUSTRIES TRACT

THENCE: NORTH 13°05'13" WEST A DISTANCE OF 360.23' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426

THENCE: NORTH 22°42'44" EAST A DISTANCE OF 226.68' TO A SET 1/2" IRON PIN WITH CAP

MARKED MORRIS 2426

THENCE: NORTH 12°54'59" WEST A DISTANCE OF 1424.30' TO THE POINT OF BEGINNING AND CONTAINING 2010729.69 SQ. FEET (46.16 ACRES) OF LAND MORE OR LESS OF WHICH 34.53 ACRES IS CULTIVATED AND BEING USED FOR AGRICULTURAL PURPOSES AND 11.63 ACRES IS IMPROVED AND BEING USED FOR INDUSTRIAL PURPOSES.

TRACT 2

A 10.00 acre tract of land situated within the NE/4 of Section 71, Block 22, T. & P. Ry. Co. Survey, Abstract No. 290, Nolan County, Texas, said 10.00 acre tract being out of and part of a tract of land described in a deed to George Ortiz recorded in Volume 1077, Page 248 of the Official Public Records, Nolan County, Texas, said 10.00 acre tract being more particularly described by notes and bounds as follows:

Beginning at a 1/2" rebar rod set with a survey cap stamped A.L.S. 6224 6332 in the common line between said Section 71 and the Rosetta Taylor Survey, Abstract No. 1516, of Section 62, Block 22, T. & P. Ry. Co. Survey, Nolan County, Texas, same being the common line between said Ortiz tract and a tract of land described in a deed to Mike Ensminger et. ux. recorded in Volume 1215, Page 169 of the Official Public Records, Nolan County, Texas, for the Northwest corner of this described tract; from which a 1/2" rebar rod found with a survey cap stamped Morris 2426 (control monument) for a common corner between said Ortiz tract and Ensminger tract bears S 77° 47' 31" W, 1921.31 feet;

Thence N 77° 47' 31" E, 653.21 feet along the common line between said Section 71 and said Taylor Survey, same being the common line between said Ortiz tract and Ensminger tract, to a 3" pipe fence corner post in concrete (control monument) found in the West line of State Highway No. 70 for a common corner between said Ortiz tract and Ensminger tract, for the Northeast corner of this described tract;

Thence S 12° 09' 58" E over and across said Section 71 along the common line between said Ortiz tract and State Highway No. 70, at 388.03 feet passing a concrete right of way monument (control monument); thence continuing along the same course for a total distance of 668.70 feet to a 1/2" rebar rod found with a survey cap stamped Morris 2426 (control monument) for a common corner between said Ortiz tract and a tract of land described in a deed to Otis M. Graves et. ux. recorded in Volume 662, Page 41 of the Official Public Records, Nolan County, Texas, for the Southeast corner of this described tract;

Thence S 78° 06' 50" W over and across said Section 71 along the common line between said Ortiz tract and Graves tract, at 458.28 feet passing a 1/2" rebar rod found with a survey cap stamped Morris 2426 (control monument) for a common corner between said Ortiz tract and Graves tract; thence continuing over and across said Ortiz tract along the same course for a total distance of 653.21 feet; to a 1/2" rebar rod set with a survey cap stamped A.L.S. 6224 6332, for the Southwest corner of this described tract;

Thence N 12° 09' 58" W, 665.03 feet over and across said Section 71 and Ortiz tract along the West line of this described tract, to the place of beginning and containing 10.00 acres of land.