

**POSTED**  
DATE 6/11/19  
3:15pm

**NOTICE OF FORECLOSURE SALE**

STATE OF TEXAS }  
COUNTY OF NOLAN }

Pursuant to the authority conferred upon me by that certain Deed of Trust, Security Agreement and Financing Statement executed by GFSI-MHE Manufacturing of Texas, LLC, a Texas limited liability company, dated February 15, 2018 , recorded in Volume 1461, page 0226 of the Official Public Records of Nolan County, Texas, to Andrew G. Stein, Trustee, for the benefit of the beneficiary therein identified, Texas WTV Ltd. securing the payment of that one certain promissory note in the original principal amount of \$1,950,000.00 , I will as Successor Trustee, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, July 2, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the Nolan County Courthouse lobby; the area designated by the County Commissioners Court at the hour of 10:00 a.m. or within three (3) hours thereafter of that day, the following described property:

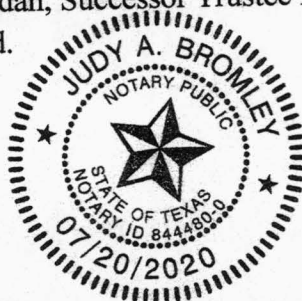
(See Exhibit "A" attached hereto and incorporated herein by reference for all purposes.)

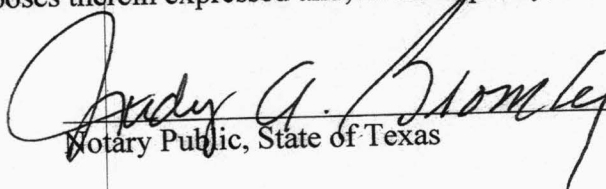
EXECUTED this 11<sup>th</sup> day of June 2019.

  
\_\_\_\_\_  
PETER F. SHERIDAN,  
SUCCESSOR TRUSTEE

STATE OF TEXAS }  
COUNTY OF NOLAN }

This instrument was acknowledged before me on the 11<sup>th</sup> day of June 2019 by Peter F. Sheridan, Successor Trustee for the purposes therein expressed and, in the capacity, therein stated.



  
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Notary Public, State of Texas

## Exhibit "A"

2010729.60 SQ. FEET (46.16 ACRES) OF LAND OUT OF SECTION 51, 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 80.81' 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 248 PAGE 55

THENCE: NORTH 77°55'39" EAST A DISTANCE OF 445.04' ALONG SAID SOUTH RIGHT OF WAY TO A FOUND CHAIN LINK FENCE CORNER FOR 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 624

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 1133.78' 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 360.83' 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 778.28' 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°38'32" WEST A DISTANCE OF 158.64' TO A FOUND 1/2" IRON PIN FOR A CORNER OF SAID DPC INDUSTRIES TRACT

THENCE: NORTH 69°38'24" WEST A DISTANCE OF 14.91' TO A FOUND P K 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 P K 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°31'46" 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°06'13" 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 1424.38' TO THE POINT OF BEGINNING AND CONTAINING 2010729.60 SQ. FEET (46.16 ACRES) OF LAND MORE OR LESS OF WHICH 34.53 ACRES IS CULTIVATED AND IS BEING USED FOR AGRICULTURAL PURPOSES AND 11.63 ACRES IS IMPROVED AND BEING USED FOR INDUSTRIAL PURPOSES.