

POSTED
DATE 7/15/19

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, August 6, 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 15th day of July, 2019 

PETER F. SHERIDAN,
SUCCESSOR TRUSTEE

STATE OF TEXAS }
COUNTY OF NOLAN }

This instrument was acknowledged before me on the 15th day of July, 2019 by Peter F. Sheridan, Successor Trustee for the purposes therein expressed and, in the capacity, therein stated.




Notary Public, State of Texas

Exhibit "A"

2018729.00 SQ. FEET (46.18 ACRES) OF LAND OUT OF SECTION 51, BLOCK 22, T&P RY. SURVEYS, AND LOTS 11, 12 AND 13 OF THE SWEETWATER HIGH SCHOOL PARK (NOLAN COUNTY PLAT RECORDS SLIDE 2344), 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°35'39" EAST A DISTANCE OF 20.00 FEET TO A FOUND 1/2" IRON PIN FOR THE NORTH EAST CORNER OF A 7.067 ACRE TRACT OF LAND DESCRIBED IN A DEED TO REESE, INC. RECORDED IN NOLAN COUNTY PUBLIC RECORDS VOLUME 240 PAGE 35
- THENCE: NORTH 77°35'39" EAST A DISTANCE OF 94.00 FEET ALONG THE 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 PUBLIC RECORDS VOLUME 309 PAGE 604
- 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°04'52" EAST A DISTANCE OF 87.28' TO A FOUND CHAIN LINK FENCE CORNER IN THE WEST RIGHT OF WAY OF ROCKE LEE STREET FOR THE SOUTH EAST CORNER OF SAID HOUSING AUTHORITY TRACT
- THENCE: SOUTH 12°53'38" EAST A DISTANCE OF 11.33 FEET ALONG THE WEST RIGHT OF WAY TO A FOUND 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE WEST CORNER OF SAID HOUSING AUTHORITY TRACT
- THENCE: SOUTH 77°21'12" WEST A DISTANCE OF 20.00 FEET TO A FOUND 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE WEST CORNER OF SAID HOUSING AUTHORITY TRACT
- THENCE: SOUTH 21°12'00" WEST A DISTANCE OF 7.00 FEET TO A FOUND 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE WEST CORNER OF SAID HOUSING AUTHORITY TRACT
- THENCE: NORTH 61°01'33" WEST A DISTANCE OF 30.43' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 FOR THE NORTH CORNER OF SAID HOUSING AUTHORITY TRACT
- THENCE: SOUTH 47°28'32" WEST A DISTANCE OF 150.67' TO A FOUND 1/2" IRON PIN FOR A CORNER OF SAID DPC INDUSTRIAL TRACT
- THENCE: NORTH 89°29'24" WEST A DISTANCE OF 14.01' TO A FOUND PK NAIL IN A RAILROAD CROSS TIE FOR A CORNER OF SAID DPC INDUSTRIAL TRACT
- THENCE: SOUTH 28°40'48" WEST A DISTANCE OF 106.73' TO A FOUND PK NAIL IN A RAILROAD CROSS TIE FOR A CORNER OF SAID DPC INDUSTRIAL TRACT
- THENCE: 9.11' ALONG A CURVE TO THE LEFT SUCH THAT DELTA = 0°00'00" RADIUS = 510.75' AND WITH A CHORD THAT BEARS SOUTH 28°34'48" WEST FOR A DISTANCE OF 9.11' TO A FOUND 1/2" IRON PIN FOR THE MOST WESTELY NORTH WEST CORNER OF SAID DPC INDUSTRIAL TRACT
- THENCE: NORTH 13°05'13" WEST A DISTANCE OF 308.23' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426
- THENCE: NORTH 22°42'44" EAST A DISTANCE OF 226.08' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426
- THENCE: NORTH 12°54'53" WEST A DISTANCE OF 1424.38' TO THE POINT OF BEGINNING AND CONTAINING 2018729.00 SQ. FEET (46.18 ACRES) OF LAND MORE OR LESS OF WHICH 24.25 ACRES IS CROTTATED AND IS BEING USED FOR AGRICULTURAL PURPOSES AND 11.93 ACRES IS IMPROVED AND BEING USED FOR INDUSTRIAL PURPOSES.