

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

Being a 40.11 acre tract of land situated in the City of Brownwood, Brown County, Texas and being more fully described on Exhibit "A" attached hereto and made a part hereof for all purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 145, page 558, Deed Records of Brown County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: February 5, 2019

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Brown County Courthouse at 200 South Broadway in Brownwood, Texas, at the following location: South Broadway porch.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien

of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by LOADCRAFT INDUSTRIES, LTD.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$200,000.00, executed by LOADCRAFT INDUSTRIES, LTD, and payable to the order of BROWNWOOD INDUSTRIAL FOUNDATION, INC.; and (b) all renewals and extensions of the note. BROWNWOOD INDUSTRIAL FOUNDATION, INC. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned at 207 N. Fisk, Brownwood Texas 76801 or to the beneficiary, BROWNWOOD INDUSTRIAL FOUNDATION, INC. at P.O. Box 880, Brownwood Texas 76804.

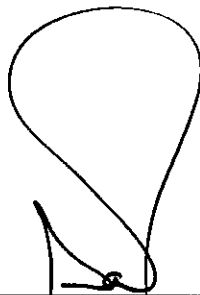
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

JAN 10 2019

By Deputy:

Dated January 15, 2019.



SCOTT A. MORELOCK
207 N. Fisk Ave.
Brownwood, TX 76801
325-646-9795 - Telephone
325-646-7855 - Telecopy

January 15, 2019

By Deputy:

CITIZENS
BROWN CO.

FIELD NOTES, 40.11 ACRES FN 06110
WILLIAM H. IRION SURVEY NO. 52, ABSTRACT 537 AUGUST 30, 2006
PART OF INDUSTRIAL ADDITION TO CITY OF BROWNWOOD
PLAT RECORDED AT VOLUME 1 PAGE 185
PLAT RECORDS OF BROWN COUNTY, TEXAS
PART OF INDUSTRIAL SECOND ADDITION TO CITY OF BROWNWOOD
PLAT RECORDED AT VOLUME 1 PAGE 199
PLAT RECORDS OF BROWN COUNTY, TEXAS
DEED RECORDED AT VOLUME 1540 PAGE 136
DEED RECORDS OF BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF A 40.11 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THE WILLIAM H. IRION SURVEY NO. 52, ABSTRACT NO. 537 SITUATED IN THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS AND BEING ALSO A PART OF THAT INDUSTRIAL ADDITION TO THE CITY OF BROWNWOOD AS SHOWN ON PLAT RECORDED AT VOLUME 1 PAGE 185 OF THE BROWN COUNTY PLAT RECORDS AND ALSO A PART OF THAT INDUSTRIAL SECOND ADDITION TO THE CITY OF BROWNWOOD AS SHOWN ON PLAT RECORDED AT VOLUME 1 PAGE 199 OF THE BROWN COUNTY PLAT RECORDS AND BEING THAT SAME TRACT CONVEYED FROM WILSON LONESOME DUCK RANCH, LLC TO CITIZENS NATIONAL BANK AT BROWNWOOD BY DEED RECORDED AT VOLUME 1540 PAGE 136 OF THE BROWN COUNTY DEED RECORDS; SAID 40.11 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the base of a 4" pipe post as the South corner of that tract conveyed from W.C. Pinkston and wife Oleta Pinkston to Brown County by deed recorded at Volume 1331 Page 52 of the Brown County Deed Records and the West corner of that tract conveyed from Wilson Lonesome Duck Ranch, LLC to Citizens National Bank at Brownwood by Substitute Trustee's Deed recorded at Volume 1540 Page 136 of the Brown County Deed Records for the West corner of the herein described tract:

THENCE, N59°00'00"E (Basis of Bearings for this Survey) at 451.56 feet passing the East corner of said Brown County Tract and the Southwest corner of that tract conveyed from Donna Marie Wilhelm, Independent Executrix of the Last Will and Testament of Gregory Charles Stewart, to Donna M. Wilhelm by deed recorded at Volume 835 Page 292 of the Brown County Deed Records and continuing for a total distance of 1041.89 feet to an iron rod found as the Southeast corner of said Wilhelm Word Tract, the South corner of that tract conveyed to Brownwood Housing Authority by deed recorded at Volume 396 Page 479 of the Brown County Deed Records and the Northwest corner of that tract conveyed from Wilson Lonesome Duck Ranch, LLC to Brownwood Housing Authority by deed recorded at Volume 1399 Page 601 of the Brown County Deed Records and an exterior corner hereof;

THENCE, S31°00'00"E, 90.00 feet to an iron rod found as the Southwest corner of said Brownwood Housing Authority Tract and an interior corner hereof;

THENCE, N65°35'49"E, 966.59 feet to an iron rod found in the Southwest line of Brick Street as the East corner of that tract conveyed from Wilson Lonesome Duck Ranch, LLC to Brownwood Housing Authority by deed recorded at Volume 1505 Page 514 of the Brown County Deed Records and the Northeast corner hereof;

THENCE, S50°13'21"E, along the South west line of said Brick Street, 535.03 feet to an iron rod found in the Northwest line of Mulberry Street for the Southeast corner of Block 2 of Industrial Second Addition to the City of Brownwood, according to the plat recorded at Volume 1 Page 199 of the Brown County Plat Records and an exterior corner hereof;

THENCE, along the North line of said Mulberry Street, S46°41'05"W, 120.01 feet to a pipe post as the Southwest corner of said Block 2 and an interior corner hereof;

THENCE, crossing said Mulberry Street, S42°57'34"E, 40.81 feet to an iron rod found as the North corner of Lot 1 and Block 3 of that subdivision known as Industrial Addition to the City of Brownwood according to the plat of which is recorded at Volume 1 Page 185 of the Brown County Plat Records for an exterior corner hereof;

THENCE, along the South line of said Mulberry Street, S46°41'05"W, 199.61 feet to an iron pipe found at the base of a wood post as the West corner of Lot 4 of said Block 3 and the East corner of Lot 5 of said Block 3 for an interior corner hereof;