

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust:

Date: August 15, 2020
Grantor: Partners & Friends Holding Corp., a Wyoming corporation
Grantor County: Potter, Moore, and Carson Counties
Beneficiary: White Hat Holdings LLC, a Texas limited liability company
Trustee: Kenneth C. Johnston, as Original Trustee, or his successors or substitutes

2021 FEB 8 AM 10 43
CLERK
COUNTY OF POTTER TEXAS
CARSON COUNTY TEXAS
FILED

Recording Information:

The Deed of Trust executed on August 15, 2020, and filed of record on August 17, 2020, as Instrument No. 2020-00000866 in the Official Public Records of Carson County, Texas, executed by Partners & Friends Holding Corp., for the benefit of Johnston Clem Gifford PLLC, who subsequently assigned it to White Hat Holdings LLC, a Texas limited liability company.

Promissory Note:

Date: February 27, 2020
Amount: \$173,261.14
Grantor: Partners & Friends Holding Corp.
Secured Party: White Hat Holdings LLC

Obligations Secured:

The Deed of Trust executed by Grantor provides that it secures the payment of the indebtedness in the original principal amount of \$173,261.14, and obligations therein described including, but not limited to, (a) the Promissory Note (the "Note"); and (b) all renewals, modifications, and extensions of the Note. Because of default in the performance of the obligations of the Deed of Trust, White Hat Holdings LLC, the current owner and holder of the Note and Deed of Trust, has authorized the Substitute Trustee(s) to sell the Property to collect the debt.

Property to be Sold:

The property to be sold is secured by the Deed of Trust that creates liens on, among other things, that certain real property situated in Potter, Moore, and Carson Counties, Texas, as more particularly described on **Exhibit A** attached hereto (the "Property"). To the extent that any of the Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such Property, and such Property will not be part of the Property conveyed to the purchaser hereunder.

Date of Sale: Tuesday, March 2, 2021

Time of Sale: 1:00 p.m., or no later than three hours after that time

Place of Sale: Steps on the west side of the Potter County courthouse or as designated by the county commissioner's office or as designated by the County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, except that White Hat Holdings LLC's bid may be by credit against the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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 other matters of record affecting the Property, if any, to the extent that they remain in full 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 from the lien of the Deed of Trust. Prospective bidders are strongly encouraged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, White Hat Holdings LLC 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" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Purchasers will buy the property at the purchaser's own risk and no representation is made concerning the quality of title to be acquired. The Property will be purchased subject to any and all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

Substitute Trustees Appointed to Conduct Sale:

In accordance with Section 51.00176 of the Texas Property Code, White Hat Holdings hereby removes the Original Trustee and appoints Kenneth C. Johnston, David M. Clem, Robert W. Gifford, Jim B. Bullock, Catherine E. (Kate) Gaither, Sean M. Affleck, Katya Long, Kenna S. Lemon, or Mary T. Mendoza as Substitute Trustee to succeed to all of the rights, powers, duties and estates granted and delegated in the Deed of Trust to the Original Trustee. The Substitute Trustee's address is JOHNSTON CLEM GIFFORD PLLC, 1717 Main Street, Suite 3000, Dallas, Texas 75201.

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.

EXECUTED: February 5, 2021

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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.



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- Kenneth C. Johnston
 - David M. Clem
 - Robert W. Gifford
 - Jim B. Bullock
 - Catherine E. (Kate) Gaither
 - Sean M. Affleck
 - Katya Long
 - Kenna S. Lemon
 - Mary T. Mendoza
- JOHNSTON CLEM GIFFORD PLLC
1717 Main Street, Suite 3000
Dallas, Texas 75201
(214) 974-8000

LEGAL DESCRIPTION
Exhibit "A"

Lease #	Lease Name	Original Lessee	Date	Recording BK/PG/CO
4	J.T. Sneed, Jr., ET UX	Producers & Refiners Corp.	6/26/23	25/23/M
5	Terry Thompson, ET UX	Producers & Refiners Corp.	7/30/23	25/100/M
7	Mrs. J.C. Warrick	Amarillo Oil Co.	2/27/20	23/633/M 64/493/P 23/123/C 19/91/H
8	G.E. Thompson, ET VIR	T.E. Durham	5/31/20	22/587/M
9	Lee Bivins, ET UX	The Prairie Oil and Gas Co.	5/17/25	121/513/P 27/462/C
10	August Blissenbach, ET UX	Amarillo Oil Co.	8/27/32	231/197/P
11	T.M. Coughlan, ET AL	Amarillo Oil Co.	9/26/32	231/400/P
12	Vernard S. Gary, ET AL	Amarillo Oil Co.	10/01/26	133/29/P
13	E. Crawford, ET AL	Producers & Refiners Corp.	7/30/23	105/506/P 25/105/M
15	Dave N. McBride	Amarillo Oil Co.	2/10/26	130/335/P
16	J.M. Crawford, ET UX	Amarillo Oil Co.	5/05/43	79/410/M 325/82/P
17	M.H. Crawford, ET AL	Amarillo Oil Co.	6/01/43	325/281/P 80/72/M
20	J.T. Sneed, Jr., ET UX	Amarillo Oil Co.	6/15/32	49/147/M
22	R.B. Masterson, ET AL	Master Oil & Gas. Co.	6/01/26	32/401/M
25	O.E. Gober	C.M. Humphrys	1/09/26	27/566/M
30	Milt Hays	Shell Oil Company, Inc.	4/01/42	77/17/M
55	C.L. Kilgore, ET UX	The Prairie Oil & Gas. Co.	7/6/27	38/395/M
56	N.H. Read	Amarillo Oil Co.	3/06/29	37/171/M
57	E.E. White	N.H. Read	6/19/24	27/43/M
58	A.W. Kay	N.H. Read	6/19/24	27/45/M
59	C.B. Dodge	N.H. Read	6/19/24	27/41/M
60	F. Scruggs, Jr.	N.H. Read	6/19/24	27/39/M
61	S.D. McElroy	N.H. Read	6/19/24	27/37/M
62	Boston & SW Oil & Gas Co.	N.H. Read	6/19/24	27/35/M
67	Myra Bradley, ET VIR	Amarillo Oil Co.	8/23/37	275/485/P

BK = Book
PG = Page
CO = County

County Codes: Carson - C
Potter - P
Moore - M
Hutchison - H

LESSOR	LESSEE	DATE	RECORDING
M. H. Crawford, et al	Amarillo Oil Co.	6/01/43	Vol. 325, Page 82 Potter County, TX Vol. 325, Page 281 Potter County, TX Vol. 80, Page 72 Moore County, TX
J. T. Sneed, Jr.	Fred S. Cook	3/18/26	Vol. 30, Page 446 Moore County, TX
E. Crawford, et al	Amarillo Oil Co.	4/21/26	Vol. 136, Page 177 Potter County, TX
J. T. Sneed, Jr., et ux	Amarillo Oil Co.	6/15/32	Vol. 49, Page 147 Moore County, TX
R. B. Masterson, et al	Master Oil & Gas Co.	6/01/26	Vol. 32, Page 401 Moore County, TX
Ray See	Sinclair Prairie Oil Co.	10/09/35	Vol. 55, Page 52 Moore County, TX
M. Q. Beauchamp, et al	Phillips Petroleum Company	2/19/43	Vol. 81, Page 48 Moore County, TX
O. E. Gober	C. M. Humphrys	1/09/26	Vol. 27, Page 566 Moore County, TX
Fred Butler, et ux	Sinclair Prairie Oil Co.	8/14/35	Vol. 54, Page 270 Moore County, TX
R. O. C. Brumley, et ux	A. D. Morton	3/09/26	Vol. 30, Page 607 Moore County, TX
Mildred Bridges	Carter Development Co., Inc.	3/25/26	Vol. 28, Page 443 Moore County, TX
L. T. Davis, et ux	Phillips Petroleum Co.	6/22/51	Vol. 115, Page 213 Moore County, TX
Milt Hays	Shell Oil Company, Inc.	4/01/42	Vol. 77, Page 17 Moore County, TX
G. W. Miller, et ux	Sinclair Prairie Oil Co.	8/24/35	Vol. 54, Page 333 Moore County, TX
Elizabeth Nelson	Sinclair Prairie Oil Co.	10/09/35	Vol. 55, Page 50 Moore County, TX
Evelyn N. Holmes, et vir	Sinclair Prairie Oil Co.	10/09/35	Vol. 55, Page 37 Moore County, TX
William F. Becker, et ux	The Shamrock Oil & Gas Corp.	10/28/36	Vol. 61, Page 30 Moore County, TX
W. Taylor	J. K. Adair, et al	3/26/26	Vol. 32, Page 132 Moore County, TX
Otis L. Williams, et ux	Phillips Petroleum Co.	1/17/41	Vol. 74, Page 473 Moore County, TX
V. T. Stowers, et ux	Sinclair Prairie Oil Co.	10/02/35	Vol. 55, Page 301 Moore County, TX
C. A. Herndon, et ux	Sinclair Prairie Oil Co.	9/21/35	Vol. 56, Page 213 Moore County, TX

LESSOR	LESSEE	DATE	RECORDING
Petro Royalty Corp.	Sinclair Prairie Oil Co.	4/03/36	Vol. 57, Page 258 Moore County, TX
The Ohio Fuel Supply Co.	Sinclair Prairie Oil Co.	3/24/36	Vol. 55, Page 568 Moore County, TX
The Ralvern Corp., et al	Sinclair Prairie Oil Co.	3/23/36	Vol. 57, Page 508 Moore County, TX
Loula B. Powell, et al	Sinclair Prairie Oil Co.	10/19/36	Vol. 61, Page 298 Moore County, TX
James H. Coker, et ux	Sinclair Prairie Oil Co.	11/08/35	Vol. 61, Page 385 Moore County, TX
Hulbert S. Clarke	Sinclair Prairie Oil Co.	11/25/36	Vol. 60, Page 275 Moore County, TX
Florence C. Grier, et al	Sinclair Prairie Oil Co.	1/15/37	Vol. 60, Page 326 Vol. 66, Page 142 Moore County, TX
W. L. Day, et ux	Phillips Petroleum Co.	1/09/41	Vol. 74, Page 480 Moore County, TX
J. V. Mills, et al	Sinclair Prairie Oil Co.	10/30/35	Vol. 55, Page 43 Moore County, TX
The Ralvern Corp., et al	Sinclair Prairie Oil Co.	3/18/36	Vol. 57, Page 541 Moore County, TX
Harriet D. Witherbee, et al	Phillips Petroleum Co.	9/07/39	Vol. 72, Page 131 Moore County, TX
Arthur Nield, et ux	Wm. Kane	10/02/36	Vol. 59, Page 441 Moore County, TX
W. J. Stubblefield, et al	Phillips Petroleum Co.	7/07/41	Vol. 75, Page 402 Moore County, TX
Petro Royalty Corp.	Phillips Petroleum Co.	1/30/37	Vol. 60, Page 607 Moore County, TX
Florence C. Grier, et al	Phillips Petroleum Co.	3/26/37	Vol. 60, Page 503 Moore County, TX
Rhetta W. Miller, et vir	Amarillo Oil Co.	8/19/38	Vol. 49, Page 458 Moore County, TX
Mrs. Mary S. Cooper, Ind. and as Independent Executrix U/W of J. W. Cooper, Deceased	Amarillo Oil Co.	8/19/38	Vol. 68, Page 489 Moore County, TX
C. L. Killgore, et ux	The Prairie Oil & Gas Co.	7/06/27	Vol. 36, Page 395 Moore County, TX
N.H. Read	Amarillo Oil Co.	3/06/28	Vol. 37, Page 171 Moore County, TX
E. E. White	N.H. Read	6/19/24	Vol. 27, Page 43 Moore County, TX
A. W. Kay	N.H. Read	6/19/24	Vol. 27, Page 45 Moore County, TX
C. B. Dodge	N.H. Read	6/19/24	Vol. 27, Page 41 Moore County, TX

LESSOR	LESSEE	DATE	RECORDING
F. Scruggs, Jr.	N.H. Read	6/19/24	Vol. 27, Page 39 Moore County, TX
S. D. McElroy	N.H. Read	6/19/24	Vol. 27, Page 37 Moore County, TX
Boston & SW Oil & Gas Co.	N.H. Read	6/19/24	Vol. 27, Page 35 Moore County, TX
Lee Bivins, et ux	H. C. Tyrrell	10/15/25	Vol. 128, Page 491 Potter County, TX
Nettie L. Baker	Amarillo Oil. Co.	10/25/34	Vol. 52, Page 530 Moore County, TX Vol. 255, Page 9 Potter County, TX
Merton H. Gage, et al	Amarillo Oil. Co.	1/31/39	Vol. 286, Page 170 Potter County, TX
Myra Bradley, et vir	Amarillo Oil. Co.	8/23/37	Vol. 275, Page 485 Potter County, TX

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8	G.E. Thompson, ET VIR	T.E. Durham	5/31/20	22/587/M

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