

After Recording, Please Return To:

Jackson Walker L.L.P.  
2323 Ross Ave., Suite 600  
Dallas, Texas 75201  
Attn: Michael S. Held

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** March 13, 2017

**NOTE:** Note described as follows:

Date: December 21, 2011  
Borrower: Traditions Oil & Gas, LLC, a Texas limited liability company  
Lender: Comerica Bank, a Texas state banking association  
Original Principal Amount: \$100,000,000.00

2017 MAR 14 PM 1 04  
FILED  
CELESTINE T. JOHNSON  
COUNTY & DISTRICT CLERK  
CARSON COUNTY, TEXAS

**DEED OF TRUST:** Deed of Trust, Mortgage, Security Agreement, Assignment of Production and Financing Statement described as follows:

Date: December 21, 2011  
Grantor: Traditions Oil & Gas, LLC, a Delaware limited liability company  
Trustee: Daniel J. Neumeyer  
Beneficiary: Comerica Bank, a Texas state banking association  
Recorded in: Document Number 2012-00000018, of the Real Property Records of Carson County, Texas

**LENDER:** CCCB Energy Partners, LLC, a Texas limited liability company, as successor-in-interest to Comerica Bank, a Texas state banking association

**BORROWER:** Traditions Oil & Gas, LLC, a Delaware limited liability company

**PROPERTY:** The real property more particularly described on Exhibit A, attached hereto.

**SUBSTITUTE TRUSTEE:** Each of Jim Mills, Susan Mills, Emily Northern, Alexandra Zografos Holub, Carol Goodwin, Beverly Wilson, Susan Bowers, David S. Stolle and Kelly S. Hodge.

Substitute Trustee's Mailing Address:

c/o Michael S. Held  
Jackson Walker L.L.P.  
2323 Ross Ave., Suite 600  
Dallas, Texas 75201

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

April 4, 2017, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

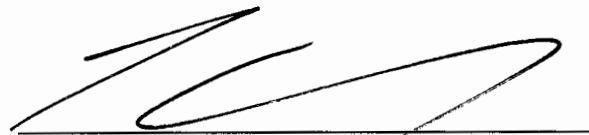
**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Front steps on the east side of the courthouse located at 501 Main Street, Panhandle, Texas 79068, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Carson County, Texas, in instrument(s) recorded in the real property records of Carson County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the holder of the Note and the Deed of Trust lien securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

  
\_\_\_\_\_  
Kelly S. Hodge, Substitute Trustee

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

Lease Name	RRC #	Working Interest	Net Revenue Interest
Bret Q	00694	1.00	0.7500000

**LEASE #1:**

**LEASE DATE:** January 5, 1931  
**LESSOR:** H.C. Tyrrell  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 58, Page 255, Deed Records, Hutchinson County, Texas.

**LEASE #2:**

**LEASE DATE:** August 20, 1951  
**LESSOR:** Phillips Petroleum Company  
**LESSEE:** K. S. Adams, Jr.  
**RECORDED:** Volume 144, Page 189, Deed Records, Hutchinson County, Texas.

<b>RECORDED:</b>	RRC #	Working Interest	Net Revenue Interest
Lease Name			
Bret R	00693	0.87500	0.71337060

**LEASE #1:**

**LEASE DATE:** January 5, 1931  
**LESSOR:** H.C. Tyrrell  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 58, Page 255, Deed Records, Hutchinson County, Texas.

**LEASE #2:**

**LEASE DATE:** August 20, 1951  
**LESSOR:** Phillips Petroleum Company  
**LESSEE:** K. S. Adams, Jr.  
**RECORDED:** Volume 144, Page 169, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Burnett #1, S B	01648	1.00	0.7500000

**LEASE DATE:** April 4, 1924  
**LESSOR:** W. E. Connell, et al  
**LESSEE:** Dorset Carter  
**RECORDED:** Volume 26, Page 306, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Burnett #2, S B	01967	1.00	0.7929688

**LEASE DATE:** May 11, 1926  
**LESSOR:** E.W. Clark, et al  
**LESSEE:** Marland Oil Company of Texas  
**RECORDED:** Volume 34, Page 309, Deed Records, Hutchinson County, Texas; and  
 Volume 35, Page 143, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Cockrell, K. M.	00902	1.00	0.8331754

**LEASE #1:**  
**LEASE DATE:** October 17, 1921  
**LESSOR:** Ellis Cockrell, Et ux  
**LESSEE:** Gulf Production Company  
**RECORDED:** Volume 20, Page 575, Deed Records, Hutchinson County, Texas.

**LEASE #2:**  
**LEASE DATE:** October 14, 1971  
**LESSOR:** Southland Royalty  
**LESSEE:** Kerr-McGee Corporation  
**RECORDED:** Volume 373, Page 516, Deed Records, Hutchinson County, Texas; and  
 other leases.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Lewis. T. D.	01265	1.00	0.8125000

**LEASE DATE:** December 17, 1925  
**LESSOR:** T. D. Lewis, et ux  
**LESSEE:** Mamet Oil & Gas Company  
**RECORDED:** Volume 28, Page 430, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Lewis. T. D. -B-	01576	1.00	0.7929687

**LEASE DATE:** March 29, 1921  
**LESSOR:** T. D. Lewis, et ux  
**LESSEE:** J. B. Martin  
**RECORDED:** Volume 21, Page 37, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
North Christian	01253	1.00	0.812500

**LEASE DATE:** January 31, 2011  
**LESSOR:** The State of Texas, acting by and through its agent, Alan Jones  
**LESSEE:** TiL Energy, LLC  
**RECORDED:** Volume 1637, Page 309, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Pitts, K. M. (Pitts "A")	00903	1.00	0.8750000

**LEASE DATE:** October 20, 1924  
**LESSOR:** H. W. Pitts, et ux  
**LESSEE:** J.J. Currie  
**RECORDED:** Volume 21, Page 301, Deed Records, Hutchinson County, Texas

Lease Name	RRC #	Working Interest	Net Revenue Interest
Smith 10	01955	1.00	0.8203125

**LEASE #1**

**LEASE DATE:** December 1, 1947  
**LESSOR:** H. E. Smith. et al  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 117, Page 1, Deed Records, Hutchinson County, Texas.

**LEASE #2**

**LEASE DATE:** December 1, 1947  
**LESSOR:** Kathleen E. Blake. et al  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 115, Page 484, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Smith 10 R	01980	1.00	0.8071875

**LEASE #1:**

**LEASE DATE:** December 1, 1947  
**LESSOR:** H.E. Smith. et al  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 117, Page 1, Deed Records, Hutchinson County, Texas.

**LEASE #2:**

**LEASE DATE:** December 1, 1947  
**LESSOR:** Kathleen E. Blake. et al  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 115, Page 484, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Smith 10-T	02292	0.81400	0.6674534

**LEASE #1:**

**LEASE DATE:** December 1, 1947  
**LESSOR:** H.E. Smith et al  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 117, Page 1, Deed Records, Hutchinson County, Texas

**LEASE #2:**

**LEASE DATE:** December 1, 1947  
**LESSOR:** Kathleen E. Blake. et al

**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 115, Page 484, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Smith 15	01956	1.00	0.8203125

**LEASE #1:**  
**LEASE DATE:** December 1, 1947  
**LESSOR:** H.E. Smith et al  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 117, Page 1, Deed Records, Hutchinson County, Texas

**LEASE #2:**  
**LEASE DATE:** December 1, 1947  
**LESSOR:** Kathleen E. Blake, et al  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 115, Page 484, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Smith 15-T	02346	0.81400	0.66745340

**LEASE #1:**  
**LEASE DATE:** December 1, 1947  
**LESSOR:** H.E. Smith et al  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 117, Page 1, Deed Records, Hutchinson County, Texas

**LEASE #2:**  
**LEASE DATE:** December 1, 1947  
**LESSOR:** Kathleen E. Blake, et al  
**LESSEE:** Phillips Petroleum Company  
**RECORDED:** Volume 115, Page 484, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Southland	04341	0.9475	0.7742431

**LEASE DATE:** June 20, 1977  
**LESSOR:** Kirby Exploration Company  
**LESSEE:** Wy-Vel Corporation  
**RECORDED:** Volume 437, Page 102, Deed Records, Hutchinson County, Texas; and other leases.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Stimnett C	01261	1.00	0.8750000

**LEASE DATE:** March 1, 1920  
**LESSOR:** J. A. Whittenburg, et ux  
**LESSEE:** W. D. Cline  
**RECORDED:** Volume 18, Page 507, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Terry, H. B.	01233	1.00	0.8750000

**LEASE DATE:** September 24, 1930  
**LESSOR:** H.B. Terry, et ux  
**LESSEE:** The Midwest Exploration Company  
**RECORDED:** Volume 57, Page 415, Deed Records, Hutchinson County, Texas

Lease Name	RRC #	Working Interest	Net Revenue Interest
Thom A	00700	1.00	0.7500000

**LEASE #1**

**LEASE DATE:** October 8, 1934  
**LESSOR:** Erle Thompson, et al  
**LESSEE:** Texilvania Oil Corporation  
**RECORDED:** Volume 67, Page 597 Deed Records, Hutchinson County, Texas.

**LEASE #2**

**LEASE DATE:** March 15, 1937  
**LESSOR:** Erle Thompson, et al  
**LESSEE:** Alma Oil Company  
**RECORDED:** Volume 75, Page 101, Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Thompson -F-	00701	1.00	0.843750

**LEASE DATE:** October 8, 1934  
**LESSOR:** Erle Thompson, et al  
**LESSEE:** Texilvania Oil Corporation  
**RECORDED:** Volume 67, Page 597, Deed Records, Hutchinson County, Texas.



Lease Name	RRC #	Working Interest	Net Revenue Interest
Watkins E.E.	00763	1.00	0.8203125

**LEASE DATE:** May 25, 1932  
**LESSOR:** E.E. Watkins, et al  
**LESSEE:** J. L. Murphy  
**RECORDED:** Volume 62, Page 345. Deed Records, Hutchinson County, Texas

Lease Name	RRC #	Working Interest	Net Revenue Interest
Watkins, E. E. A-RA-A	01237	1.00	.8750000

**LEASE DATE:** September 15, 1930  
**LESSOR:** E. E. Watkins, et ux, et al.  
**LESSEE:** The Midwest Exploration Company  
**RECORDED:** Volume 57, Page 328. Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Watkins, E. E. A-RA-B	01238	1.00	0.8750000

**LEASE DATE:** September 15, 1930  
**LESSOR:** C. A. Watkins, et al  
**LESSEE:** Midwest Exploration Company  
**RECORDED:** Volume 57, Page 328. Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
Watkins, E.E. "B"	01239	1.00	0.8750000

**LEASE DATE:** September 15, 1930  
**LESSOR:** E.E. Watkins, et ux, et al  
**LESSEE:** The Midwest Exploration Company  
**RECORDED:** Volume 57, Page 324. Deed Records, Hutchinson County, Texas.

Lease Name	RRC #	Working Interest	Net Revenue Interest
West Stinnett Unit	03007	1.00	0.7500000

<u>Tract No.</u>	<u>Lease No.</u>	<u>Date</u>	<u>LESSOR</u>	<u>LESSEE</u>	<u>RECORDED</u>		<u>ENCUMBRANCES</u>	
					<u>BOOK</u>	<u>PAGE</u>	<u>ROYALTY</u>	<u>OTHER BURDENS</u>
1	117486	October 14, 1936	W.L. Jasper, et al	M.W. Strain	73	521	1/8	None
2	117486-2	October 14, 1962	W.L. Jasper, et al	M.W. Strain	73	521	1/8	1/32 of 8/8 ORRI
3	117485	January 14, 1935	R.A. Starnes, et al	Fred E. Devore	67	496	1/8	None
4	117487	May 20, 1940	O.W. Luginbyghl, et al	W.H. Ingerton	88	475	1/8	None
5	117407-2	May 20, 1940	O.W. Luginbyghl, et al	W.H. Ingerton	88	475	1/8	1/32 of 8/8 ORRI

<u>Lease Name</u>	<u>RRC #</u>	<u>Working Interest</u>	<u>Net Revenue Interest</u>
Whittenburg D & E	01255	1.00	0.8750000

**WHITTENBURG D LEASE:**

**LEASE DATE:** March 3, 1932

**LESSOR:** Geo. A. Whittenburg and James Whittenburg, as Trustee of the Estate of Lillie Frances Whittenburg

**LESSEE:** Harry Stekoll

**RECORDED:** Volume 61, Page 513, Deed Records, Hutchinson County, Texas.

**WHITTENBURG E LEASE:**

**LEASE DATE:** December 15, 1932

**LESSOR:** Geo. A. Whittenburg and James Whittenburg, as Trustee of the Estate of Lillie Frances Whittenburg

**LESSEE:** Harry Stekoll

**RECORDED:** Volume 63, Page 121, Deed Records, Hutchinson County, Texas.

## Overriding Royalty Interests

Recorded: July 1, 2009; Doc # 00337782; Book OR1574; Vol. 1574; Pg. 313, Hutchinson County, Texas

Assignor: Cuyahoga Land Development Corp. et al

Assignee: TrL Energy, LLC

Property - Product Property Name	Operator Name	Interest Type	Decimal Interest	Legal Description	Effective Date	SR
960006201 OIL. BRET O R A B	CALDWELL PRODUCTION CO	Override Interest	0.125000000	SECTION 23, BLOCK M23, TCRB SURVEY, HUTCHINSON COUNTY, TEXAS	08-01-2009	
960006202 OIL. BRET R #1W	CALDWELL PRODUCTION CO	Override Interest	0.040772200	SECTION 23, BLOCK M23, TCRB SURVEY, HUTCHINSON COUNTY, TEXAS	08-01-2009	
960007544 OIL. THOM A	CALDWELL PRODUCTION CO	Override Interest	0.082265600	SECTION 15, BLOCK M23, TCRB SURVEY, HUTCHINSON COUNTY, TEXAS	08-01-2009	
960007665 OIL. WEST STINNETT UNIT TR 1	CALDWELL PRODUCTION CO	Override Interest	0.093750000	BLOCK M23 & BLOCK V, HUTCHINSON COUNTY, TEXAS	08-01-2009	
960007666 OIL. WEST STINNETT UNIT TR 2	CALDWELL PRODUCTION CO	Override Interest	0.062500000	BLOCK M23 & BLOCK V, HUTCHINSON COUNTY, TEXAS	08-01-2009	
960007667 OIL. WEST STINNETT UNIT TR 3	CALDWELL PRODUCTION CO	Override Interest	0.093750000	BLOCK M23 & BLOCK V, HUTCHINSON COUNTY, TEXAS	08-01-2009	
960007668 OIL. WEST STINNETT UNIT TR 4	CALDWELL PRODUCTION CO	Override Interest	0.093750000	BLOCK M23 & BLOCK V, HUTCHINSON COUNTY, TEXAS	08-01-2009	
960007669 OIL. WEST STINNETT UNIT TR 5	CALDWELL PRODUCTION CO	Override Interest	0.062500000	BLOCK M23 & BLOCK V, HUTCHINSON COUNTY, TEXAS	08-01-2009	