

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

At 1:00 FILED O'Clock P.M.

NOV 12 2019
Judith Shawmake
JUDY CRAWFORD
County/District Clerk, Crane Co. Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on MARCH 1, 2013, O & O OPERATORS, LLC, as OPERATOR, and NUGENTEC OILFIELD CHEMICALS, LLC, AS NON-OPERATOR, entered into that certain OPERATING AGREEMENT; on NOVEMBER 1, 2013, O & O OPERATORS, LLC, AS OPERATOR, and NUGENTEC OILFIELD CHEMICALS, LLC, AS NON-OPERATOR, entered into that certain SECOND AMENDED PRODUCTION DEVELOPMENT AGREEMENT; and on NOVEMBER 1, 2013, O & O OPERATORS, LLC, as ASSIGNOR, executed that certain PARTIAL ASSIGNMENT OF OIL AND GAS LEASES in favor of NUGENTEC OILFIELD CHEMICALS, LLC, AS ASSIGNEE, which assignment is recorded as INSTRUMENT NO. 2013-128733, OF THE REAL PROPERTY RECORDS OF PECOS COUNTY, TEXAS; and

WHEREAS, default, as same is defined in the OPERATING AGREEMENT, the SECOND AMENDED PRODUCTION DEVELOPMENT AGREEMENT, and the PARTIAL ASSIGNMENT OF OIL AND GAS LEASES has occurred, the maturity thereof has been accelerated, and the outstanding Debt on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, O & O OPERATORS, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, DECEMBER 3, 2019, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of PECOS County, Texas, for such sales (OR AT EAST ENTRANCE TO COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of O & O OPERATORS, LLC, the Mortgagee or Mortgage Servicer, is 148020 SOPRAS CIR, ADDISON, TX 75001. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: NOVEMBER 11, 2019.

Michael J. Schroeder
SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SHELLY
NAIL OR DONNA TROUT

FILE NO.: MISC-1649
PROPERTY: PECOS COUNTY OIL LEASES

NUGENTEC OILFIELD CHEMICALS, LLC

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



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EXHIBIT "A"

CRANE COUNTY, TEXAS

1. **State of Texas "DO" Lease:**
Oil and Gas Lease dated September 30, 1958, from the State of Texas, recorded in Volume 131, page 151, Deed Records of Crane County, Texas, insofar as said lease covers:

NE/4 of Section 13, Block 31, University Lands, containing 160 acres, more or less, Crane County, Texas, limited in depth from the surface to the Base of the San Andres Formation.
2. **State of Texas "EF" Lease:**
Oil and Gas Lease dated September 30, 1958, from the State of Texas, recorded in Volume 140, page 229, Deed Records of Crane County, Texas, insofar as said lease covers:

SE/4 of Section 13, Block 31, University Lands, containing 160 acres, more or less, Crane County, Texas, limited in depth from the surface to the Base of the San Andres Formation.
3. **State of Texas "EN" Lease:**
Oil and Gas Lease dated July 12, 1960, from the State of Texas, recorded in Volume 144, page 16, Deed Records of Crane County, Texas, insofar as said lease covers:

NE/4 of Section 24, Block 31, University Lands, containing 160 acres, more or less, Crane County, Texas, limited in depth from the surface to the Base of the San Andres Formation.

PECOS COUNTY, TEXAS

1. **Fromme "B" Lease:**
Oil and Gas Lease from Ed Fromme et.ux. to E. H. Wahl, dated May 31, 1938, recorded in Volume 122, page 41, OG Records of Pecos County, Texas, INSOFAR ONLY as said lease covers:

N/100.0 acres of NW/4 of Section 110, Block 10, H&GN Ry. Co. Survey, Pecos County, Texas (assuming that the line between Sec. 103 and Sec. 110 is the NBL of said Sec. 110), limited in depth from the surface of the earth to 2000' subsurface.
2. **Gregg Lease(s):**
 - A. Oil and Gas Lease between Christopher K. Bailey et.al. (Lessor) and Earnest Producing Corp., dated January 15, 2008 and recorded in Volume 798, page 715, OG Records of Pecos County, Texas;
 - B. Oil and Gas Lease between Carter P. Williams (Lessor) and Earnest Producing Corp., dated March 1, 2010 and recorded in Volume 813, page 16, OG Records of Pecos County, Texas; and

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EXHIBIT "A"

- C. Oil and Gas Lease between Christopher K. Bailey et.al. (Lessor) and Earnest Producing Corp., dated March 5, 2010 and recorded in Volume 813, page 145, OG Records of Pecos County, Texas,

INSOFAR ONLY AS SAID LEASE(S) COVER AND EMBRACE THE FOLLOWING:

GREGG "B": SW/4 SE/4, as to all rights beneath a depth of 2000' subsurface;

GREGG "C": SW/4 SW/4, as to all rights beneath a depth of 3450' subsurface;

GREGG "A-C": SE/4 NE/4, as to all rights from the surface to 2000' subsurface;
and

GREGG "B-A": N/2 SE/4, as to all rights from the surface to 2000' subsurface,

All in Section 101, Block 10, H &GN Ry. Co. Survey, assuming the common boundary line between said Section 101 and Section 104, Block 10, H&GN is the EBL of this Section 101.

3. Masterson "A" Lease:

Oil and Gas Lease from J. S. Masterson et.ux. to L. H. Prichard, dated June 15, 1929, recorded in Volume 71, page 423, OG Records of Pecos County, Texas, insofar as said lease covers:

S/2 SW/4 of Section 104, Block 10, H&GN Ry. Co. Survey, Pecos County, Texas (assuming for descriptive purposes that the NW line of said Survey is the NBL thereof), limited in depth from the surface to 2500' subsurface.

4. Masterson "B" Lease:

Oil and Gas Lease from J. S. Masterson et.ux. to Arthur Adams, dated April 6, 1933, recorded in Volume 100, page 491, OG Records of Pecos County, Texas, insofar as said lease covers:

N/2 SW/4 of Section 104, Block 10, H&GN Ry. Co. Survey, Pecos County, Texas (assuming for descriptive purposes that the NW line of said Survey is the NBL thereof), limited in depth from the surface to 2000' subsurface.

EXHIBIT "A"

5. J. S. Masterson Lease:

Oil and Gas Lease from J. S. Masterson et. ux. to L. H. Prichard, dated June 15, 1929, recorded in Volume 71, page 423, OG Records of Pecos County, Texas, insofar as said lease covers:

SE/4 of Section 104, Block 10, H&GN Ry. Co. Survey, Pecos County, Texas (assuming for descriptive purposes that the border line between said Survey 104 and Survey 99 of this Block is the NBL of this Sec. 104), limited in depth from the surface to 1500' subsurface.

6. Shearer "A-B" Lease:

- A. Oil and Gas Lease from William T. Shearer to John M. Andrews, dated January 1, 1929, recorded in Volume 71, page 278, OG Records of Pecos County, Texas,
- B. Oil and Gas Lease from Bandera Minerals III, LLC to O & O Operators LLC, dated May 15, 2010, recorded in Volume 814, page 749 OG Records of Pecos County, Texas, as ratified, and
- C. Oil and Gas Lease from Robert Hitzelberger to O & O Operators, LLC, dated July 1, 2011, recorded in Vol. 22, page 625, Official Records of Pecos County, Texas;

INSOFAR as said leases cover:

N/2 NW/4 of Section 103, Block 10, H&GN Ry. Co. Survey, Pecos County, Texas (assuming for descriptive purposes that the SE line of said Survey is the SBL thereof), limited in depth from the surface to 50' below present producing depth on March 28, 1966.

7. Shearer "B" Lease:

- A. Oil and Gas Lease from William T. Shearer to John M. Andrews, dated January 1, 1929, recorded in Volume 71, page 281, OG Records of Pecos County, Texas,
- B. Oil and Gas Lease from Bandera Minerals III, LLC to O & O Operators LLC, dated May 15, 2010, recorded in Volume 814, page 749 OG Records of Pecos County, Texas, as ratified, and
- C. Oil and Gas Lease from Robert Hitzelberger to O & O Operators, LLC, dated July 1, 2011, recorded in Vol. 22, page 625, Official Records of Pecos County, Texas;

INSOFAR as said leases cover:

SW/4 of Section 103, Block 10, H&GN Ry. Co. Survey, Pecos County, Texas (assuming for descriptive purposes that the common boundary line between said Survey and Sec. 98 is the NBL thereof), limited in depth from the surface to 2000' subsurface.

EXHIBIT "A"

8. Shearer "C-B" Lease:

- A. Oil and Gas Lease from William T. Shearer to John M. Andrews, dated January 1, 1929, recorded in Volume 71, page 281, OG Records of Pecos County, Texas,
- B. Oil and Gas Lease from Bandera Minerals III, LLC to O & O Operators LLC, dated May 15, 2010, recorded in Volume 814, page 749 OG Records of Pecos County, Texas, as ratified, and
- C. Oil and Gas Lease from Robert Hitzelberger to O & O Operators, LLC, dated July 1, 2011, recorded in Vol. 22, page 625, Official Records of Pecos County, Texas;

INSOFAR as said leases cover:

S/2 NW/4 of Section 103, Block 10, H&GN Ry. Co. Survey, Pecos County, Texas (assuming for descriptive purposes that the SE line of said Survey SBL thereof), limited in depth from the surface to 2000' subsurface.

9. W. T. Shearer Lease:

- A. Oil and Gas Lease from William T. Shearer to James A. Ward, Jr., dated January 1, 1929, recorded in Volume 71, page 278, OG Records of Pecos County, Texas,
- B. Oil and Gas Lease from Bandera Minerals III, LLC to O & O Operators LLC, dated May 15, 2010, recorded in Volume 814, page 749 OG Records of Pecos County, Texas, and
- C. Oil and Gas Lease from Robert Hitzelberger to O & O Operators, LLC, dated July 1, 2011, recorded in Vol. 22, page 625, Official Records of Pecos County, Texas;

INSOFAR as said leases cover:

NE/4 of Section 107, Block 10, H&GN Ry. Co. Survey, Pecos County, Texas (assuming for descriptive purposes that the common boundary line between said Survey and Sec. 104 is the NBL thereof), limited in depth from the surface to 1575' subsurface.

Together with any other oil, gas and/or mineral lease or leasehold estate owned by Assignor covering lands located anywhere in Crane or Pecos Counties, Texas, as to all lands and intervals currently covered thereby, including without limitation, the following described leases in which Assignor owns an interest as shown in the Real Property Records of Crane or Pecos Counties, Texas, reference to which and to the records of the Texas Railroad Commission is made for purposes of description:

<u>Lease Name:</u>	<u>Lease No.:</u>
U-TEX "EE" w/k/a 3-TEX "EE"	22903
CROCKETT -A-	28211
CROCKETT, V. W.	35144
CROCKETT, V. W. "A"	35733
CROCKETT-STATE -A-	335
GREGG -B-	315
GREGG, D.B. -C	326
HALL, E.A.	30372

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EXHIBIT "A"

HUNT	23968
HUNT "B"	69441
HUNT "C"	103947
HUNT -A-	54361
SHEARER -B-	5863
SHEARER -CB-	5864 & 30415
TEXACO	128331
U-TEX "BB"	22785
U-TEX "CC"	22789
U-TEX "DD"	22792
U-TEX "HH"	22980
U-TEX "GG"	23017

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