

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEES**

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: MAY 13, 2024**

**NOTE:** Note, as subsequently amended, described as follows:

Date: SEPTEMBER 4, 2019  
Maker: ORYX OILFIELD SERVICES LLC; MAMMOTH RENTAL AND SUPPLY, LLC; DARK HORSE LAND & CATTLE COMPANY, LLC; AND MATTHEW MAHONE  
Payee: SIMMONS BANK  
Original Principal  
Amount: \$900,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: DECEMBER 2, 2020  
Grantor: ORYX OILFIELD SERVICES LLC; MAMMOTH RENTAL AND SUPPLY, LLC; DARK HORSE LAND & CATTLE COMPANY, LLC; AND MATTHEW MAHONE  
Trustee: MARK A. CRAWFORD  
Beneficiary: SIMMONS BANK  
Recorded: Document No. 2021-4185, Real Property Records, COOKE County, Texas as subsequently corrected under Document No. 2022-9191, Real Property Records, COOKE County, Texas

**LENDER:** SIMMONS BANK

**BORROWER:** ORYX OILFIELD SERVICES LLC; MAMMOTH RENTAL AND SUPPLY, LLC; DARK HORSE LAND & CATTLE COMPANY, LLC  
FILED FOR RECORD

AND MATTHEW MAHONE

**PROPERTY:** The property described as follows:

THE REAL PROPERTY LOCATED IN COOKE COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST AND THAT PORTION THAT WAS CONVEYED TO THE STATE OF TEXAS VIA THAT JUDGMENT FILED UNDER DOCUMENT NO. 00007103 (VOLUME 2610, PAGE 1), REAL PROPERTY RECORDS, COOKE COUNTY, TEXAS.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, KELLY GODDARD, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

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

JUNE 4, 2024, the first TUESDAY of the month, to commence at 1:00 PM, or within three (3) hours after that time.

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

In COOKE County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

#### **RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to 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 that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about 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 will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### **APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: DECEMBER 2, 2020  
Grantor: ORYX OILFIELD SERVICES LLC; MAMMOTH RENTAL AND SUPPLY, LLC; DARK HORSE LAND & CATTLE COMPANY, LLC; AND MATTHEW MAHONE  
Trustee: MARK A. CRAWFORD  
Beneficiary: SIMMONS BANK  
Recorded: Document No. 2021-4185, Real Property Records, COOKE County, Texas as subsequently corrected under Document No. 2022-9191, Real Property Records, COOKE County, Texas

**PROPERTY:** The property described as follows:

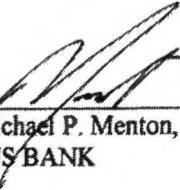
THE REAL PROPERTY LOCATED IN COOKE COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST AND THAT PORTION THAT WAS CONVEYED TO THE STATE OF TEXAS VIA THAT JUDGMENT FILED UNDER DOCUMENT NO. 00007103 (VOLUME 2610, PAGE 1), REAL PROPERTY RECORDS, COOKE COUNTY, TEXAS.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, KELLY GODDARD, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT

Substitute Trustee's Mailing Address:  
c/o 3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **MAY 13, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

By:   
Name: Michael P. Menton, Attorney for  
SIMMONS BANK

**Notice of Sale executed by:**

  
Name: David Garvin

Substitute Trustee

EXHIBIT A

FIELD NOTES TO 18.519 ACRES IN THE EDWARD BRADLEY SURVEY ABSTRACT 33,  
COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the Edward Bradley Survey Abstract 33, Cooke County, Texas, being a part of a tract described in a deed from Billy Bob McGee and Wylajean McGee to McGee Realty, Ltd. recorded in Volume 882, page 92 of the Cooke County Official Public Records, and being more particularly described as follows:

BEGINNING at a found steel pin at the Northeast corner of said McGee tract, common to the Southeast corner of a tract described in a deed to Joseph and Kimiela Morlazavi recorded in Volume 1320, page 696 of said Public Records, at the Northwest corner of a strip of land described in a deed from Charles E. Peery, et ux to the State of Texas recorded in Volume 429, page 86 of the Cooke County Deed Records, on the West line of interstate 35;

IBENCE South 01 degree 06 minutes 52 seconds East, with the West line of interstate Highway 35, a distance of 405.59 feet to a set steel pin;

THENCE South 88 degrees 41 minutes 39 seconds West, a distance of 1988.48 feet to a set steel pin on the West line of McGee tract, common to the East line of a tract described in a deed to Rudman Partnership, Ltd. recorded in Volume 1494, page 158 of said Public records;

THENCE North 0 1 degree 13 minutes 46 seconds West, with said common line, a distance of 405.59 feet to a found steel pin at the Northwest corner of said McGee tract, common to the Southernmost Southwest corner of said Mortazavi tract;

THENCE North 88 degrees 41 minutes 39 seconds East, near a fence, a distance of 1989.29 feet to the point of beginning containing 18.519 acres of land.