

2022.017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RECORDED
COTTONWOOD MINERALS
2022 JUL 12 AM 10:02
COUNTY CLERK
WICK ANNESTON

Deed of Trust:

Date: February 23, 2021
Grantor: Partners & Friends Holding Corp., a Wyoming corporation
Grantor County: Potter, Moore, Hutchinson, and Carson Counties
Beneficiary: Cottonwood Minerals, LLC, a Texas limited liability company
Trustee: Kenneth C. Johnston, as Original Trustee, or his successors or substitutes

Recording Information:

The Deed of Trust executed on February 23, 2021, and filed of record on March 8, 2021, as Instrument No. 0204197, Bk. 0851, Pg. 0403 in the Official Public Records of Moore County, Texas, executed by Partners & Friends Holding Corp., for the benefit of Cottonwood Minerals, LLC, a Texas limited liability company.

Promissory Note:

Date: October 30, 2020
Amount: \$216,883.37
Grantor: Partners & Friends Holding Corp.
Secured Party: Cottonwood Minerals, LLC

The Deed of Trust executed by Grantor provides that it secures the payment of the indebtedness in the original principal amount of \$216,883.37, 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, Cottonwood Minerals, 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, Hutchinson 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, August 2, 2022
Time of Sale: 1:00 p.m., or no later than three hours after that time
Place of Sale: Potter County: Santa Fe Building, 900 S. Polk, 11th Floor Auditorium, Amarillo, Texas, at the area designated by the County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, if no such place is designated the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted in Potter County.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, except that Cottonwood Mineral 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, Cottonwood Minerals, 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:

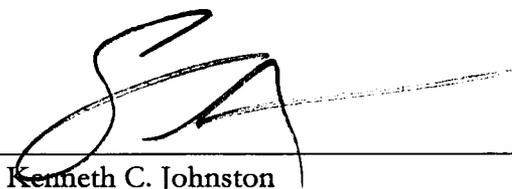
In accordance with Section 51.00176 of the Texas Property Code, Cottonwood Minerals, LLC hereby removes the Original Trustee and appoints Kenneth C. Johnston, David M. Clem, Robert W. Gifford, Jim B. Bullock, Catherine E. (Kate) Gaither, Sean M. Affleck, Gordon W. Green, Nathan McDonald, Kenna S. Lemon, Nastacia Thompson, or Mary T. Mendoza-Haensel 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: July 8, 2022

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.



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

Exhibit A
to Deed of Trust
(continued)

LESSOR	LESSEE	DATE	RECORDING
Lillian Blanche Brent, et al	Richmond Petroleum, Inc.	5/17/90	Vol. 398, Page 434 Moore County, TX
Albert William Zimmer, et al	Richmond Petroleum, Inc.	5/06/91	Vol. 410, Page 626 Moore County, TX
G. L. Troutman, et ux	C.H. Clark	1/22/26	Vol. 27, Page 521 Moore County, TX
J. T. Sneed, Jr.	The Prairie Oil & Gas Co.	7/15/24	Vol. 25, Page 577 Moore County, TX
J. T. Sneed, Jr., et ux	Amarillo Oil Co.	12/05/29	Vol. 42, Page 488 Moore County, TX
J. T. Sneed, Jr., et ux	Producers & Refiners Corp.	6/26/23	Vol. 25, Page 23 Moore County, TX
Terry Thompson, et ux	Producers & Refiners Corp.	7/30/23	Vol. 25, Page 100 Moore County, TX
W. E. Cooper, et al	Amarillo Oil Co.	4/30/28	Vol. 37, Page 224 Moore County, TX
Mrs. J. C. Warrick	Amarillo Oil Co.	2/27/20	Vol. 23, Page 633, Moore County, TX Vol. 64, Page 493 Potter County, TX Vol. 23, Page 123 Carson County, TX Vol. 19, Page 91 Hutchison Co., TX
G. B. Thompson, et vir	T. E. Durham	5/31/20	Vol. 22, Page 587 Moore County, TX
Lee Bivins, et ux	The Prairie Oil & Gas Co.	6/17/25	Vol. 121, Page 513 Potter County, TX Vol. 27, Page 462 Carson County, TX
August Blissenbach, et ux	Amarillo Oil Co.	6/27/32	Vol. 231, Page 197 Potter County, TX
T. M. Coughlan, et al	Amarillo Oil Co.	9/26/32	Vol. 231, Page 400 Potter County, TX
Vernard S. Gary, et al	Amarillo Oil Co.	10/01/26	Vol. 133, Page 29 Potter County, TX
E. Crawford, et al	Producers & Refiners Corp.	7/30/23	Vol. 105, Page 508 Potter County, TX Vol. 25, Page 105 Moore County, TX
R. O. Allison, et ux	Amarillo Oil Co.	2/06/25	Vol. 118, Page 379 Potter County, TX
Dave N. McBride	Amarillo Oil Co.	2/10/26	Vol. 130, Page 335 Potter County, TX

Exhibit A
to Deed of Trust
(continued)

LESSOR	LESSEE	DATE	RECORDING
J. M. Crawford, et ux	Amarillo Oil Co.	5/05/43	Vol. 79, Page 410 Moore County, TX Vol. 325, Page 82 Potter County, TX
M. H. Crawford, et al	Amarillo Oil Co.	6/01/43	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

Exhibit A
to Deed of Trust
(continued)

LESSOR	LESSEE	DATE	RECORDING
C. A. Herndon, et ux	Sinclair Prairie Oil Co.	9/21/35	Vol. 56, Page 213 Moore County, TX
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

**Exhibit A
to Deed of Trust
(continued)**

LESSOR	LESSEE	DATE	RECORDING
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
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

Lease #	Lease Name	Original Lessee	Date	Recording BK/PG/CO
5	Terry Thompson, ET UX	Producers & Refiners Corp.	7/30/23	25/100/M
8	G.E. Thompson, ET VIR	T.E. Durham	5/31/20	22/587/M

BK = Book County Codes: Carson - C
 PG = Page Potter - P
 CO = County Moore - M
 Hutchison - H