

AUG 12 2025

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1:15 PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Crawley
DAWSON COUNTY CLERK

Assert and protect your rights as a member of the armed forces of the United States. If you 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 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.

Date: August 11, 2025

Security Instrument:

Deed of Trust:

Date: November 16, 2021 (original)
October 16, 2022 (first modification)

Grantor: Enhanced Midstream, LLC

Beneficiary: Amarillo National Bank

Recording Information: Original recorded as Instrument No. 2021-8401
in the Official Public Records of Dawson County,
Texas

First modification recorded as Instrument No.
2023-0354 in the Official Public Records of
Dawson County, Texas

Property: See Exhibit A

Debt Instruments:

1. Promissory Note

Date: November 16, 2021 (as modified on October 16, 2022)

Principal amount: \$21,336,349.00

Borrower: Enhanced Midstream, LLC

Lender: Amarillo National Bank

2. Promissory Note:

Date: August 22, 2023

Principal amount: \$4,250,000.00

Borrower: Enhanced Midstream, LLC

Lender: Amarillo National Bank

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Date of Sale: September 2, 2025

Earliest Time of Sale: 10:00 am

Place of Sale: The south entrance of the Dawson County courthouse located at 400 S 1st Street, Lamesa, Texas 79331, or as otherwise designated by the county commissioners' court

Substitute Trustee: Clint Latham, Scott Lower, or Rob Mansfield

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Substitute Trustee will sell the Property by public auction to the highest bidder for cash (except that the Lender may bid credit against the indebtedness due and owing on the Note) at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will occur within three hours after the Earliest Time of Sale.

THE SALE OF THE SUBJECT PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, AND WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATIONS, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE SUBJECT PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

THE SALE WILL ALSO BE MADE EXPRESSLY SUBJECT TO ANY TITLE MATTERS SET FORTH IN THE DEED OF TRUST, BUT PROSPECTIVE PURCHASERS ARE REMINDED THAT BY LAW THE SALE WILL NECESSARILY BE MADE SUBJECT TO ALL PRIOR MATTERS OF RECORD AFFECTING THE PROPERTY, IF ANY, TO THE EXTENT THAT THEY REMAIN IN FORCE AND EFFECT AND HAVE NOT BEEN SUBORDINATED TO THE DEED OF TRUST.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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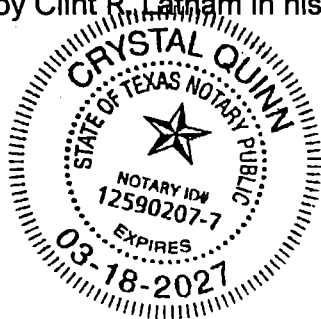
Clint R. Latham

Clint R. Latham, Substitute Trustee
410 S Taylor
Amarillo, TX 79101
(806) 378-8333
clint.latham@anb.com

ACKNOWLEDGMENT

STATE OF TEXAS)
)
POTTER COUNTY)

The foregoing Notice of Substitute Trustee's Sale was acknowledged before me on August 11, 2025, by Clint R. Latham in his capacity as Substitute Trustee.



Crystal Quinn

Notary Public

Exhibit A

SWD WELLS											
Property	Address	Address Description	Legal	Latitude	Longitude	API	EMI	System Serial No.	Lease ID	Other	County
Ten Mile	2753 S Highway 137 Lamesa, TX	4 Miles NE from Klondike	Section 7, Block 35 T-4-N, T&P RR Co. Survey	32.604223	-101.916806	42-115-31822		8A-0342	69908	Tex-Hamou, North (Fusselman)	Dawson
Shook		5.8 Miles SW of Lamesa	Section 34, Block 36, T5N, Abstract 902 T&P RR	32.653566	-101.974611	42-115-33468			69962	Mick (Canyon)	Dawson
Tonto		3.5 Miles NE of Patricia	All of the N/2 of Section 5, Block 36, T-4-N, T. & P. Ry. Co. Survey, Dawson County, Texas	32.603551	-102.00101	42-115-33821			59625		Dawson

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LEASES								
SWD Locations	Legal Description	Grantor	Grantee	Document Type	Instrument Date	Instrument No. or Vol./Page	Recorded Date	County
Shook SWD	NE/4 of Section 34, Block 36, T-5-N, Dawson County, Texas	Patsy Ann Shook	Wasser Investments, LLC	SWD Agreement	10/14/2011	718/247	9/18/2013	Dawson
Shook SWD	NE/4 of Section 34, Block 36, T-5-N, Dawson County, Texas	Patsy Shook and husband, Jonny Shook	Inflow Operation	Amendment, Ratification and Revivor of Salt Water Disposal Agreement	12/23/2019	2020-0330	1/23/2020	Dawson
Ten Mile SWD	W/2 of Section 7, Block 35 T-4-N, T. & P. Ry. Co. Survey, in Dawson County, Texas	Robert Coleman Hunt, II, Et ux	RKM, Pyote IV, LLC, Et al	Amended and Restated Surface Use and SWD Agreement	2/1/2018	844/542	6/20/2018	Dawson
Bagheera SWD Permit (Expired)	Tract 5 of the Glasscock County School Land Survey, Dawson County, Texas	Cody Swafford	Enhanced Midstream, LLC	Memorandum of Option Agreement	2/21/2020	2020-1122	3/10/2020	Dawson
Swagger SWD Permit (Expired)	SE/4 of Section 131, of the EL & RR RR Co. Survey, A-263, Dawson County, Texas	David Warren and wife, Jill Warren	Enhanced Midstream, LLC	Memorandum of Option Agreement	4/14/2020	2020-1920	5/5/2020	Dawson
Heidi SWD Permit (Expired)	Section 5, Block 36, T-5-N, A-160, Dawson County, Texas	Merrick Jane Grammer, Dalton Tommy Estate, et al	Enhanced Midstream, LLC	Memorandum of Option Agreement	5/14/2020	2020-03914	7/6/2020	Dawson

Keystone SWD Permit (Expired)	Labor 9, League 272, of the Loving County School Land Survey, Dawson County, Texas	JVB Lands Ltd.	Enhanced Midstream, LLC	Memorandum of Option Agreement	6/15/2020	Pending	Pending	Dawson
Tonto SWD	All of the N/2 of Section 5, Block 36, T-4-N, T. & P. Ry. Co. Survey, Dawson County, Texas	Berta Vogler Individually, and as Trustee of the Oscar Paul Vogler By-Pass Trust	Enhanced Midstream, LLC	Surface Lease and SWD Agreement	Pending Closing	Pending Closing	Pending Closing	Dawson
Bagheera SWD Permit (Expired)	Tract 5 of the Glasscock County School Land Survey, Dawson County, Texas	Cody Swafford	Enhanced Midstream, LLC	Memorandum of Option Agreement	2/21/2020	2020-1122	3/10/2020	Dawson

RIGHTS OF WAY										
TRACT	LEGAL DESCRIPTION	GRANTOR	GRANTEE	BOOK/ PAGE	Execution Date	COUNTY	Pipe Restrictions	Width of ROW	Length of ROW in feet	Length of ROW in rods
1	SW/4 of Section 40, Block 36, T5 N, T&P Ry. Co. Survey, Dawson County, TX	Joe Raines, et ux	Enhanced Midstream, LLC	770/647	4/8/2020	Dawson	1 (6")	20'	1,179.80	71.50
2	West side of Hwy 349\ in the E/200 acres of the N/2 of Section 40, Block 36, T5N, T&P Ry Survey, Dawson County, TX	Connie Smith, et al	Enhanced Midstream, LLC	771/709	5/29/2020	Dawson	1 (6")	20'	2,809.95	170.30
5	E/2 of the SW/4 and the SE/4 of Section 34, Block 36, T5N, and the SE/4 of Section 44, Block 36, T5N, both in the T&P Ry. Survey Dawson County, Texas	Donald Vogler, et ux	Enhanced Midstream, LLC	815/181	4/21/2020	Dawson	1 (6")	20'	4,511.10	273.40
6	NW/4 of Section 45, Block 36, T&P Ry. Co. Survey, Dawson County, Texas	Chester Huff	Enhanced Midstream, LLC	770/645	4/14/2020	Dawson	1 (6")	20'	3,174.50	192.39

7	SE/4 of Section 40, Block 36, T5N, Dawson County, TX	Saleh John Charitable Foundation, Rodney G. Klemm, Trust Asset Mgr. 325-657-8706 Rodney.G.Klemm@wellsfargo.com	Enhanced Midstream, LLC	770/625	4/21/2020	Dawson	1 (6")	20'	2,200.00	133.33
8	NE/4 of Section 34, Block 36, T5N, T&P Ry. Co. Survey, Dawson County, TX.	Patsy Anne Shook, et vir	Enhanced Midstream, LLC	770/649	4/16/2020	Dawson	1 (6")	20'	1,156.00	70.06
9	NE/4 of Section 39, Block 36, T5N, T&P Ry. Co. Survey, Dawson County, TX.	Dorothy Kidd	Enhanced Midstream, LLC	770/643	4/28/2020	Dawson	1 (6")	20'	598.2	36.25

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RIGHTS OF WAY										
TRACT	LEGAL DESCRIPTION	GRANTOR	GRANTEE	BOOK/ PAGE	Execution Date	COUNTY	Pipe Restrictions	Width of ROW in Feet	Length of ROW in feet	Length of ROW in rods
1	NE/4 of Section 44, Block 36, T5N, T.&P. RR. Co Survey, A-508, Dawson County, Texas	T.R. O'Brien Children's Trust c/o Terrell O'Brien	Enhanced Midstream, LLC	443/705	4/17/2020	Dawson	1 (6")	30'	2,126.0	128.9
2	NW/4 of Section 45, Block 36, T&P Ry. Co. Survey, A-180, Dawson County, Texas	Chester Huff	Enhanced Midstream, LLC	Doc #2837	4/14/2020	Dawson	1 (6")	30'	492.45	29.85

OPTION AGREEMENTS								
SWD Location	Legal Description	Grantor	Grantee	Document Type	Instrument Date	Inst. No. or Volume/ Page	Recorded Date	County
TBD	League 276, Tract 2, Glasscock County School Land Survey, Dawson County, Texas	Cody Dean Swafford	Enhanced Midstream, LLC	Memorandum of Option Agreement	2/21/2020	2020-1120	3/10/2020	Dawson
TBD	West 80 acres of Tract 6, of the E.W. & D.L. Harris Subdivision of the N/2 of League 276, Glasscock County School Land Survey, Dawson County, Texas	Cody Dean Swafford	Enhanced Midstream, LLC	Memorandum of Option Agreement	2/21/2020	2020-1121	3/10/2020	Dawson
Bagheera SWD Permit (Expired)	Tract 5 of the Glasscock County School Land Survey, Dawson County, Texas	Cody Dean Swafford	Enhanced Midstream, LLC	Memorandum of Option Agreement	2/21/2020	2020-1122	3/10/2020	Dawson
TBD	All of Tract 4 of the D. L. & E. W. Harris Subdivision of the N/2 of League 276, Glasscock County School Land Survey, A-416, Dawson County, Texas	Jerry M. Swafford and wife, Nancy Ann Swafford	Enhanced Midstream, LLC	Memorandum of Option Agreement	2/21/2020	2020-1125	3/10/2020	Dawson
TBD	N/2 of Tract 49, League 278, Glasscock County School Land Survey, Dawson County, Texas	Jerry M. Swafford	Enhanced Midstream, LLC	Memorandum of Option Agreement	2/21/2020	2020-1124	3/10/2020	Dawson

TBD	NW/4 of Section 31, Block 36, T-5-N, T & P Ry. Co. Survey, Dawson County, Texas	Jerry M. Swafford and wife, Nancy Ann Swafford	Enhanced Midstream, LLC	Memorandum of Option Agreement	2/21/2020	2020-1123	3/10/2020	Dawson
TBD	N/2 of Tract 34, League 278, Glasscock County School Land Survey, Dawson County, Texas.	Jerry M. Swafford	Enhanced Midstream, LLC	Memorandum of Option Agreement	2/21/2020	2020-1126	3/10/2020	Dawson
TBD	NE/4 of Section 41, Block 36, T-5-N, T & P Ry. Co. Survey, Dawson County, Texas	James William Norris	Enhanced Midstream, LLC	Memorandum of Option Agreement	3/4/2020	2020-1161	3/11/2020	Dawson
TBD	Tract 1: S/2 of Tract 53, League 277, Glasscock County School Land Survey, Dawson County, Texas. Tract 2: S/2 of Tract 49, League 278, Glasscock County School Land Survey, Dawson County, Texas.	Patsy Ann Taber	Enhanced Midstream, LLC	Memorandum of Option Agreement	3/12/2020	2020-1390	3/24/2020	Dawson
Swagger SWD Permit (Expired)	Tract 1: Being the SE/4 of Section 131, Block M, E.L. & R.R. RR Co. Survey, located in Dawson County, Texas. Tract 2: Being a 2.19 acre tract of land out of the Higginbotham-Harris Subdivision of Block 01, W.H. Godair Survey, located in Dawson County, Texas. Tract 3: Being a 1.3 acre tract of land located in Tracts 10 and 11, of the Higginbotham Harris Subdivision located in Survey 2, Block 0-1, W.H. Godair Survey, Dawson County, Texas.	David Warren and wife, Jill Warren	Enhanced Midstream, LLC	Memorandum of Option Agreement	4/14/2020	2020-1920	5/5/2020	Dawson

TBD	All of Tract 14, League 274, Loving County School Land Survey, Dawson County, Texas. All of Tract 27, League 281, Hutchinson County School Land, Dawson and Gaines County, Texas. All of Tract 10, Block 0-1, W.H. Godair Survey, Dawson County, Texas. All of Tract 14, League 279, Hutchinson County School Land, Dawson County, Texas. All of Tract 38, League 279, Hutchinson County School Land, Dawson County, Texas.	Mitzi Warren Nix	Enhanced Midstream, LLC	Memorandum of Option Agreement	4/15/2020	2020-1921	5/5/2020	Dawson
Heidi SWD Permit (Expired)	Tract 1: The North 140 acres of the East half (E/2) of League 280, Tract 5, Abstract No. 478, Hutchinson County School Land Survey, Dawson County, Texas; Tract 2: Southeast quarter (SE/4) of League 280, Tract 4, Hutchinson County School Land Survey, Dawson County, Texas; Tract 3: Northeast Quarter (NE/4) of League 280, Tract 4, Hutchinson County School Land Survey, Dawson County, Texas; Tract 4: 25 94 acres out of Northwest Quarter (NW/4) of League 280, Tract 4, Hutchinson County School Land Survey, being that portion of the NW/4 located in Dawson County, Texas; Tract 5: Northwest Quarter (NW/4) of Section 5, Block 36, T5N, Abstract No. 160, T&P RR Co. Survey, Dawson County, Texas.	Marlyn Jane Merrick, aka Jane Merrick Grammer, aka Jane G. Merrick, individually and as executrix of the Estate of Tommy Dalton Merrick	Enhanced Midstream, LLC	Memorandum of Option Agreement	5/14/2020	2020-2364	6/15/2020	Dawson
Pepper SWD Permit (Expired)	Tract 1: Tract 9, Survey 2, Block 0-1, W.H. Godair Survey, Hutchinson County School Land, Dawson County, Texas. Tract 2: Tract 15, League 279, Hutchinson County School Land, Dawson County, Texas. Tract 3: North 160 acres of Tract 7, League 280, Hutchinson County School Land, Dawson County, Texas is of Land	Jerry Chapman and wife June Chapman	Enhanced Midstream, LLC	Memorandum of Option Agreement	5/27/2020	2020-2363	6/15/2020	Dawson

TBD	Tract 1: The North half (N/2) of Section 128, Block M, EL & RR RR Co. Survey, Abstract No. 502 & 1180, Dawson County, Texas; Tract 2: 210 acres, more or less, out the Northeast quarter (NE/4) and East half of the Southeast quarter (E/2 SE/4) of Section 136, Block M, EL & RR Co. Survey, Abstract No. 1162 and 1208, Dawson County, Texas; Tract 3: 200 acres, more or less, being that portion of the North Half (N/2) of Section 135, Block M, EL & RR RR Co. Survey, Abstract No. 265, which is located in Dawson County, Texas	James Michael "Mike" Grammer	Enhanced Midstream, LLC	Memorandum of Option Agreement	5/31/2020	2020-2365	6/15/2020	Dawson
TBD	N/2 of the NE/4 of Section 21, Block 36, T-5-N, of the T. & P. Ry. Co. Survey, Dawson County, Texas.	Linda Jeanne Berry	Enhanced Midstream, LLC	Memorandum of Option Agreement	4/12/2020	2020-2367	6/15/2020	Dawson

TBD	Tract 1: Being 39.0 acres of land, more or less, out of the SW/4 of Section 4, Block 36, T-5-N, T. & P. Ry. Co. Survey, A-458, Dawson County, Texas. Tract 2: Being 156 acres of land, more or less, out of the NW/4 of Section 9, Block 36, T-5-N, T. & P. Ry. Co. Survey, A-162, Dawson County, Texas.	Mozelle M. Sanders, Trustee of the Sanders Surviving Spouse "A" Trust, the Sanders Family Bypass "C" Trust and the Sanders Marital Appointment "B" Trust	Enhanced Midstream, LLC	Memorandum of Option Agreement	4/14/2020	2020-2217	6/1/2020	Dawson
TBD	Tract 14, League 276 Glasscock County School Land Survey, Dawson County, Texas	Douglas Riley Bartlett, Stanley Kent Bartlett, and Puyllis Diane Bartlett Ganner	Enhanced Midstream, LLC	Memorandum of Option Agreement	4/22/2020	2020-2218	6/1/2020	Dawson

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FILED FOR RECORD this the 12th day of August, 2025 at 1:15 PM.
RECORDED this the 12th day of August, 2025.
CLARE CHRISTY, COUNTY CLERK
DAWSON COUNTY, TEXAS

Jessica Ramon
DEPUTY