

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
UNDER DEED OF TRUST**

THE STATE OF TEXAS §
 §
COUNTY OF JACKSON §

RECITALS:

Effective January 1, 2020, North Star Producing LLC, a Colorado limited liability company ("**Grantor**"), executed and delivered to James C. Lanshe, Esq. as Trustee, an Amended and Restated Deed of Trust, Mortgage, Assignment of Production, Security Agreement and Financial Statement (the "**Deed of Trust**") to secure unto PPF 4 LLC, a Delaware limited liability company ("**Beneficiary**") the full and timely payment of Damages (as that term is defined by the Deed of Trust). The Deed of Trust covers and affects, among other property described therein, the oil, gas and/or other mineral leases described in **Exhibit A** attached hereto and made a part hereof (the "**Leases**") and all other right, title, and interest of Grantor in and to the lands, situated in Jackson County, Texas, which are described or referred to in the Leases, whether or not completely or correctly described therein, together with all rights, privileges and appurtenances thereto. The Deed of Trust was filed in the Office of the County Clerk of Jackson County, Texas under Instrument No. 2020-0169 and recorded in the Official Public Records of Jackson County, Texas (the "**Records**") in Book or Volume 596, Page 721. By this reference, the Deed of Trust is hereby incorporated herein for all purposes.

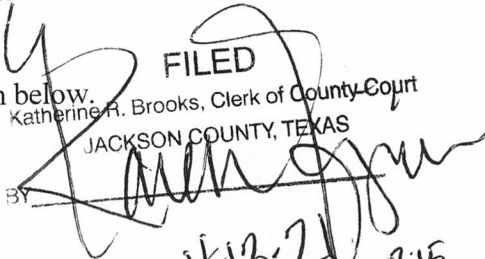
The Deed of Trust restated and amended a certain Deed of Trust, Mortgage, Assignment of Production, Security Agreement and Financial Statement, dated July 1, 2017, also from Grantor to Trustee for the benefit of Beneficiary (the "**Original Deed of Trust**") covering the same rights and properties. The Original Deed of Trust was filed in the Office of the County Clerk of Jackson County, Texas under Instrument No. 2017-02018 and recorded in Records in Book or Volume 540, Page 49.

Beneficiary is the present legal and equitable owner and holder of the Deed of Trust, the Original Deed of Trust, and of all obligations of the Grantor secured by the liens, security interests, and assignments of the Deed of Trust and the Original Deed of Trust.

By written instrument, Beneficiary removed James C. Lanshe, Esq. as Trustee and removed each and every other previously designated or appointed original Trustee or Substitute Trustee (if any), and appointed me, W. Lee Keeling, as Substitute Trustee.

Beneficiary has requested that I, as Substitute Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust and the Original Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust and the Original Deed of Trust (hereinafter, the "**Deeds of Trust**").

In accordance with the foregoing, I hereby give notice as set forth below.

FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY 
4-13-20 2:15 PM

NOTICE

I, W. Lee Keeling, Substitute Trustee, as aforesaid, hereby give notice that after due posting, filing and service of this notice as required by the Deeds of Trust and the law, I will sell the property described below at a public sale at auction to the highest bidder or bidders for cash, in Jackson County, Texas (the County in which the real property covered and affected by the Deeds of Trust is situated). The sale will occur on the steps of the Jackson County Courthouse, 115 W. Main Street, Edna, Jackson County, Texas, which is the area designated by the Commissioners Court of Jackson County, Texas as the area at the courthouse of such county where sales are to take place. The sale will begin no earlier than 10:00 a.m. and no later than three hours after that time on May 4, 2021 (the first Tuesday in the month of May, 2021). At such public sale at auction, I will sell all of the real property described in and covered by the Deed of Trust located in Jackson County, Texas, together with all improvements and fixtures situated thereon and all and singular the rights, privileges and appurtenances thereto. Notice is also hereby given that in accordance with the provisions of the Texas Business and Commerce Code and the Deed of Trust, all personal property, tangible and intangible, and all rights, privileges and appurtenances thereto, subject to the security interest of the Deed of Trust shall also be sold together with such real property. The properties, real and personal, covered and affected by the Deed of Trust (the "**Subject Properties**") are described as follows:

- A. The "**Mineral Properties**" which consist of all of the estates, lands, titles, rights, and interests, both real and personal, described in the following clauses A-1 through A-5:
- A-1. the oil, gas and/or other mineral leases which are described in **Exhibit A** attached hereto and made a part hereof (the "**Leases**");
 - A-2. without limitation of the foregoing, all other right, title and interest of Grantor of whatever kind or character in and to the lands in Jackson County, Texas which are described or referred to in the Leases, even though the interest of Grantor in such lands may be incorrectly described in, or omitted from, **Exhibit A** hereto;
 - A-3. all of Grantor's interest in and to all oil, gas and/or mineral unitization, pooling and/or communitization agreements, declarations and/or orders, and in and to the properties covered and the units created thereby (including, without limitation, units formed under orders, rules, regulations or other official acts of any federal, state or other governmental authority having jurisdiction, which cover, affect or otherwise relate to the properties described in clause A-1 or A-2 above);
 - A-4. all of Grantor's interest in and rights under all operating agreements, equipment leases, production sales, purchase, exchange and/or processing agreements, transportation agreements, farmout and/or farm-in agreements, salt water disposal agreements, area of mutual interest agreements, and other contracts and/or agreements which cover, affect, or otherwise relate to the properties described in

clause A-1, A-2, or A-3 above or to the operation of such properties or to the treating, handling, storing, transporting or marketing of oil, gas, other hydrocarbons, or other minerals produced from (or allocated to) such properties (herein called the "**Purchase Contracts**"), as same may be amended or supplemented from time to time;

A-5. all of Grantor's interest in and to all equipment, improvements, materials, supplies, fixtures and other property (including, without limitation, all wells, pumping units, wellhead equipment, tanks, pipelines, flow lines, gathering lines, compressors, dehydration units, separators, meters, buildings, injection facilities, salt water disposal facilities, and power, telephone and telegraph lines) and all easements, servitudes, rights of-way, surface leases and other surface rights, used or held for use in connection with the properties described in clauses A-1, A-2 and A-3 above, or in connection with the operation of such properties, or in connection with the treating, handling, storing, transporting or marketing of oil, gas, other hydrocarbons, or other minerals produced from (or allocated to) such properties; and

B. The "**Production and Proceeds**" which consist of all of the rights, titles, and interests, both real and personal, described in the following clauses B-1 through B-4:

B-1. all oil, gas, other hydrocarbons, and other minerals produced from or allocated to the Leases, and any products processed or obtained therefrom (herein collectively called the "**Production**"), and all liens and security interests in the Production securing payment of the proceeds of the Production including, but not limited to, those liens and security interests provided under statutes enacted in the jurisdictions in which the Mineral Properties are located, as well as any and all "as-extracted collateral," as such term is defined in the Texas UCC;

B-2. all geological, geophysical, engineering, accounting, title, legal, and other technical or business data concerning the Mineral Properties, the Production, or any other item of Property (as hereinafter defined) which are in the possession of Grantor or subject to its ownership and control, and all books, files, records, magnetic media, computer records, and other forms of recording or obtaining access to such data;

B-3. all money, documents, instruments, chattel paper, securities, accounts, or general intangibles arising from or by virtue of any transaction related to the Mineral Properties or the Production; and

B-4. all proceeds of the properties described in clauses B-1, B-2, and B-3 above or payments in lieu of Production (such as "take or pay" payments), whether such proceeds or payments are goods, money, documents, instruments, chattel paper, securities, accounts, general intangibles, fixtures, real property, or other assets.

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.

Executed on this 12th day of April, 2021.

ADDRESS OF SUBSTITUTE TRUSTEE:

101 W. GOODWIN, SUITE 400
~~120 S. Main Street, Suite 500~~
Victoria, Texas 77901
Telephone No. (361) 576-6800



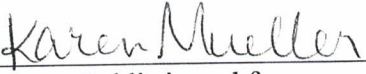
W. Lee Keeling
Substitute Trustee

THE STATE OF TEXAS §
COUNTY OF JACKSON §

This instrument was acknowledged before me on the 12th day of April, 2021 by W. Lee Keeling, Substitute Trustee.

(SEAL)





Notary Public in and for
the State of Texas
Print Name: Karen Mueller
My Commission Expires: 5-24-2024

After recording, return to:

W. Lee Keeling
Walker Keeling LLP
PO Box 108
Victoria, Texas 77902

EXHIBIT "A"

TO

Notice of Substitute Trustee's Sale
Under Deed of Trust

SUBJECT PROPERTIES

Description of Leases and Wells

Jackson County, Texas					
<u>LESSOR</u>	<u>LESSEE</u>	<u>DATE</u>	<u>RECORDING INFORMATION</u>	<u>Working Interest Percentage</u>	<u>Net Revenue Interest Percentage</u>
Rudolf Yaussi, Sr.	E.T. Rose and S.G. Sample	4/11/1930	V. 71, Pg. 587	50%	36.53%
Franklin Kiener	Blackstone Petro Energy LP	10/27/2010	V. 401, Pg. 413	50%	36.53%
Jimmy Kiener	Blackstone Petro Energy LP	10/20/2010	V. 401, Pg. 440	50%	36.53%
James W. Love	Blackstone Petro Energy LP	10/30/2010	V. 401, Pg. 485	50%	36.53%
Virginia M. Love	Blackstone Petro Energy LP	10/30/2010	V. 401, Pg. 476	50%	36.53%
Velma Kiener White	Blackstone Petro Energy LP	11/2/2010	V. 401, Pg. 620	50%	36.53%
Pamela G. Wingert	Blackstone Petro Energy LP	10/25/2010	V. 401, Pg. 305	50%	36.53%
Anna M. Yaussi	Blackstone Petro Energy LP	11/22/2010	V. 401, Pg. 467	50%	36.53%
Jeri Lea Yaussi	Blackstone Petro Energy LP	11/19/2010	V. 401, Pg. 593	50%	36.53%
John M. Yaussi	Blackstone Petro Energy LP	10/26/2010	V. 401, Pg. 296	50%	36.53%
Mary A. Yaussi	Blackstone Petro Energy LP	10/18/2010	V. 401, Pg. 287	50%	36.53%
Stephen W. Yaussi	Blackstone Petro Energy LP	10/19/2010	V. 401, Pg. 278	50%	36.53%
Wesley Eugene Yaussi	Blackstone Petro Energy LP	10/22/2010	V. 401, Pg. 269	50%	36.53%
Thomas M. Yaussi	Blackstone Petro Energy LP	11/2/2010	V. 401, Pg. 404	50%	36.53%
Beverly Trowbridge	Blackstone Petro Energy LP	10/19/2010	V. 401, Pg. 314	50%	36.53%
Timothy Tauvar	Blackstone Petro Energy LP	10/21/2010	V. 401, Pg. 323	50%	36.53%
Lois Marie Tauvar	Blackstone Petro Energy LP	10/24/2010	V. 401, Pg. 332	50%	36.53%
John M. Tauvar	Blackstone Petro Energy LP	10/18/2010	V. 401, Pg. 341	50%	36.53%
Geraldine Tauvar	Blackstone Petro Energy LP	10/22/2010	V. 401, Pg. 350	50%	36.53%
Cheryl E. Tauvar	Blackstone Petro Energy LP	10/24/2010	V. 401, Pg. 359	50%	36.53%
Dixie B. Talbot	Blackstone Petro Energy LP	11/2/2010	V. 401, Pg. 395	50%	36.53%
TAC Resources, Inc.	Blackstone Petro Energy LP	10/27/2010	V. 401, Pg. 368	50%	36.53%

Gene B. Slupianek and Jeannine Slupianek, as Trustees of the G.B. Slupianek Trust	Blackstone Petro Energy LP	3/19/2011	V. 399, Pg. 483	50%	36.53%
Janice Schuh	Blackstone Petro Energy LP	11/17/2010	V. 401, Pg. 530	50%	36.53%
Debra Sanford	Blackstone Petro Energy LP	11/13/2010	V. 401, Pg. 548	50%	36.53%
Phyllis J. Rodriguez	Blackstone Petro Energy LP	10/20/2010	V. 401, Pg. 377	50%	36.53%
Jimmy L. Petersen	Blackstone Petro Energy LP	11/4/2010	V. 401, Pg. 566	50%	36.53%
Douglas Petersen	Blackstone Petro Energy LP	10/28/2010	V. 401, Pg. 422	50%	36.53%
Cary F. Petersen	Blackstone Petro Energy LP	11/4/2010	V. 401, Pg. 575	50%	36.53%
John F. Minge	Blackstone Petro Energy LP	11/17/2010	V. 401, Pg. 521	50%	36.53%
Edward D. Minge	Blackstone Petro Energy LP	11/1/2010	V. 401, Pg. 386	50%	36.53%
Sharon L. Milner	Blackstone Petro Energy LP	11/4/2010	V. 401, Pg. 503	50%	36.53%
Gary L. Millenbruch	Blackstone Petro Energy LP	10/22/2010	V. 401, Pg. 458	50%	36.53%
Donald G. Millenbruch	Blackstone Petro Energy LP	10/21/2010	V. 401, Pg. 449	50%	36.53%
Berniece Lueers	Blackstone Petro Energy LP	1/19/2011	V. 401, Pg. 602	50%	36.53%
Lila M. Mauderly	Blackstone Petro Energy LP	11/12/2010	V. 401, Pg. 557	50%	36.53%
Gladys P. Eddy	Blackstone Petro Energy LP	12/3/2010	V. 401, Pg. 539	50%	36.53%
Curtis N. Breeding	Blackstone Petro Energy LP	11/4/2010	V. 401, Pg. 584	50%	36.53%
Delbert and Marjorie Carnahan	Blackstone Petro Energy LP	4/27/2011	V. 399, Pg. 480	50%	36.53%
Darla S. Burden	Blackstone Petro Energy LP	11/2/2010	V. 401, Pg. 494	50%	36.53%
Charles R. Hall	Blackstone Petro Energy LP	10/21/2010	V. 401, Pg. 431	50%	36.53%
Jaci Ann Hontz	Blackstone Petro Energy LP	11/23/2010	V. 401, Pg. 512	50%	36.53%
Susan K. Barham	North Star Producing LLC	11/13/2014	V. 480, Pg. 273	100%	73.46%
Judy Kay Blakenship	North Star Producing LLC	11/19/2014	V. 480, Pg. 273	100%	73.46%
Curtis N. Breeding	North Star Producing LLC	11/12/2014	V. 480, Pg. 273	100%	73.46%
Darla S. Burden	North Star Producing LLC	9/30/2014	V. 480, Pg. 273	100%	73.46%
Aloah Johnson Caylor	North Star Producing LLC	9/30/2014	V. 480, Pg. 273	100%	73.46%
Robert Dean Eddy	North Star Producing LLC	11/10/2014	V. 480, Pg. 273	100%	73.46%
Thomas Dale Eddy	North Star Producing LLC	11/16/2014	V. 480, Pg. 273	100%	73.46%
Charles R. Hall	North Star Producing LLC	10/4/2014	V. 480, Pg. 273	100%	73.46%
Franklin Kiener	North Star Producing LLC	9/29/2014	V. 480, Pg. 273	100%	73.46%
Joshua Kiener	North Star Producing LLC	11/21/2014	V. 480, Pg. 273	100%	73.46%
Kathy Kiener	North Star Producing LLC	11/21/2014	V. 480, Pg. 273	100%	73.46%
Randal Kiener	North Star Producing LLC	11/24/2014	V. 480, Pg. 273	100%	73.46%
James W. Love	North Star Producing LLC	11/9/2014	V. 480, Pg. 273	100%	73.46%
Berniece Lueers	North Star Producing LLC	9/26/2014	V. 480, Pg. 273	100%	73.46%
D.G. & V.T. Millenbruch Living Trust	North Star Producing LLC	11/10/2014	V. 480, Pg. 273	100%	73.46%
Gary L. Millenbruch	North Star Producing LLC	10/7/2014	V. 480, Pg. 273	100%	73.46%
Sharon L. Milner	North Star Producing LLC	10/28/2014	V. 480, Pg. 273	100%	73.46%
Edward D. Minge	North Star Producing LLC	10/29/2014	V. 480, Pg. 273	100%	73.46%

John F. Minge	North Star Producing LLC	11/24/2014	V. 480, Pg. 273	100%	73.46%
Laura G. Mohr	North Star Producing LLC	11/13/2014	V. 480, Pg. 273	100%	73.46%
Cary F. Petersen	North Star Producing LLC	9/29/2014	V. 480, Pg. 273	100%	73.46%
Jimmy L. Petersen	North Star Producing LLC	9/26/2014	V. 480, Pg. 273	100%	73.46%
Douglas Petersen	North Star Producing LLC	9/30/2014	V. 480, Pg. 273	100%	73.46%
Phyllis J. Rodriguez	North Star Producing LLC	9/29/2014	V. 480, Pg. 273	100%	73.46%
Janice Schuh	North Star Producing LLC	10/9/2014	V. 480, Pg. 273	100%	73.46%
Gene B. Slupianek and Jeannine Slupianek, as Trustees of the G.B. Slupianek Trust	North Star Producing LLC	9/29/2014	V. 480, Pg. 273	100%	73.46%
Timothy Tauvar	North Star Producing LLC	9/29/2014	V. 480, Pg. 273	100%	73.46%
Lois Marie Tauvar	North Star Producing LLC	9/29/2014	V. 480, Pg. 273	100%	73.46%
John M. Tauvar	North Star Producing LLC	11/18/2014	V. 480, Pg. 273	100%	73.46%
Geraldine Tauvar	North Star Producing LLC	10/1/2014	V. 480, Pg. 273	100%	73.46%
Cheryl E. Tauvar	North Star Producing LLC	9/30/2014	V. 480, Pg. 273	100%	73.46%
Dixie B. Talbot	North Star Producing LLC	10/20/2014	V. 480, Pg. 273	100%	73.46%
Beverly Trowbridge	North Star Producing LLC	9/27/2014	V. 480, Pg. 273	100%	73.46%
Judith Warner Living Trust	North Star Producing LLC	10/21/2014	V. 480, Pg. 273	100%	73.46%
Velma Kiener White	North Star Producing LLC	10/3/2014	V. 480, Pg. 273	100%	73.46%
Pamela G. Wingert	North Star Producing LLC	10/20/2014	V. 480, Pg. 273	100%	73.46%
James Floyd Yaussi	North Star Producing LLC	10/1/2014	V. 480, Pg. 273	100%	73.46%
Jeri Lea Yaussi	North Star Producing LLC	9/30/2014	V. 480, Pg. 273	100%	73.46%
John A. Yaussi	North Star Producing LLC	10/2/2014	V. 480, Pg. 273	100%	73.46%
John M. Yaussi	North Star Producing LLC	10/2/2014	V. 480, Pg. 273	100%	73.46%
Joni M. Yaussi	North Star Producing LLC	9/30/2014	V. 480, Pg. 273	100%	73.46%
Mary A. Yaussi	North Star Producing LLC	9/30/2014	V. 480, Pg. 273	100%	73.46%
Stephen W. Yaussi	North Star Producing LLC	11/12/2014	V. 480, Pg. 273	100%	73.46%
Wesley Eugene Yaussi	North Star Producing LLC	10/3/2014	V. 480, Pg. 273	100%	73.46%
Thomas M. Yaussi	North Star Producing LLC	11/24/2014	V. 480, Pg. 273	100%	73.46%

<u>Well</u>	<u>API #</u>	<u>Working Interest Percentage</u>	<u>Net Revenue Interest Percentage</u>
Yaussi "A" Well No. 14	42-239-32640	100%	73.97%
Yaussi "A" Well No. 10	42-239-32479	100%	73.97%
Yaussi "A" Well No. 9	42-239-32480	100%	73.97%
Yaussi "A" Well No. 3A	42-239-33680	36.73%	25.965%
Yaussi "B" No. B1	42-239-32302	100%	73.067642%

End of Exhibit A