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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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**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 6, 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. 2022-00224 in the Official Public Records of Gaines County, Texas  First modification recorded as Instrument No. 2023-00532 in the Official Public Records of Gaines 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

8/11/25 — FILED — 11:17a m  
Terri Berry, County Clerk  
Gaines County, Texas  
BY Shirley Gatlin  
Deputy

**Date of Sale:** September 2, 2025

**Earliest Time of Sale:** 10:00 am

**Place of Sale:** The west porch of the Gaines County courthouse (located at 101 S Main St., Seminole, TX 79360) leading into middle landing of the courthouse from the west door 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.

Clint R. Latham

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

# Exhibit A

## SWD WELLS

Property	Address	Address Description	Legal	Latitude	Longitude	API	EMI	System Serial No.	Lease ID	Other	County
South Gaines SWD #1 (SG)	1422 County Road 409 Seminole, TX	Intersection of US Hwy 385 S. and NE 3001 - 14 miles from Seminole	League 313, 8, A-1060 Gaines	32.542653	-102.53476	42-165-10739	11534	8A-0339	69831	Seminole, SE (Devonian)	Gaines
West Seminole - H&J 371 SWD (WSH&J)	1293 CR 208 Seminole, TX	10 Miles NW of Seminole, TX	Section 371, Block G CCDS & RGING Survey A-98	32.783625	-102.845339	42-165-02618	11390	8A-0314	68369	Seminole, West	Gaines

LEASES								
SWD Locations	Legal Description	Grantor	Grantee	Document Type	Instrument Date	Instrument No. or Vol./Page	Recorded Date	County
South Gaines SWD	Block 8, League 313, G.C.S.L. Survey, Gaines County, Texas	William Letkeman and Nettie Letkeman	Enhanced Midstream, LLC	SWD Agreement	5/9/2019	2020-04169	7/17/2020	Gaines
West Semnole SWD	Section 371, Block G, Gaines County	Susan Stansell Whitaker	West Semnole Partners, LLC	Amendment to SWD Lease	11/12/2010	2010-5262	11/15/2010	Gaines



OPTION AGREEMENTS									
SWD Locations	Legal Description	Grantor	Grantee	Document Type	Instrument Date	Instrument No. or Vol./Page	Recorded Date	County	
Fly SWD Permit (Expired)	West Parts of tracts 1 & 2, of the Gray County School Land Survey, A-479, Gaines County, Texas	Brandon Kemper and wife, Tonia Kemper	Enhanced Midstream, LLC	Memorandum of Option Agreement	3/31/2020	2020-03913	7/6/2020	Gaines	
Pepper SWD Permit (Expired)	Labor 22, League 285, of the Schleicher County School Land Survey, Gaines County, Texas	Jerry Chapman and wife, June Chapman	Enhanced Midstream, LLC	Memorandum of Option Agreement	5/27/2020	2020-03915	7/6/2020	Gaines	
Cooper SWD Permit (Expired)	Labor 6, League 301, of the Terry County School Land Survey, Gaines County, Texas	Jackie Warren and his wife, Jean Warren	Enhanced Midstream, LLC	Memorandum of Option Agreement	6/11/2020	2020-03918	7/6/2020	Gaines	

**OPTION AGREEMENTS**

<b>SWD Locations</b>	<b>Legal Description</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Document Type</b>	<b>Instrument Date</b>	<b>Instrument No. or Vol./Page</b>	<b>Recorded Date</b>	<b>County</b>
Flv SWD Permit (Expired)	<p><b>Tract 1:</b> Being 719.93 acres out of the North Central Park League No. 290, being all of tract known as unofficial Block No. 7 and the West parts of tracts known as unofficial Block Nos. 1 and 2, Gray County School Land Survey; A-479, Gaines County, Texas</p> <p><b>Tract 2:</b> Being the SE 640 acres, part of Section 4, League 290, Gray County School Land Survey; A-479, Gaines County, Texas</p> <p><b>Tract 3:</b> Being 185 acres out of League 290, unofficial Block No. 3, Gray County School Land Survey; A-479, Gaines County, Texas</p> <p><b>Tract 4:</b> Being 160 acres out of League 290, unofficial Block No. 6, Gray County School Land Survey; A-479, Gaines County, Texas</p>	Brandon Kemper and wife Tomia Kemper	Enhanced Midstream, LLC	Memorandum of Option	3/31/2020	2020-03913	7/6/2020	Gaines

Heidi SWD Permit (Expired)	<p><b>Tract 6:</b> 138.0 acres out of the Northwest quarter (NW 1/4) of League 280, Labor 4, Hutchinson County School Land, being that portion of the NW 1/4 located in Gaines County, Texas;</p> <p><b>Tract 7:</b> League 285, Labor 4, Schleicher County School Lands Survey, Gaines County, Texas;</p> <p><b>Tract 8:</b> League 285, Labor 5, Schleicher County School Lands Survey, Gaines County, Texas;</p> <p><b>Tract 9:</b> League 285, Labor 6, Schleicher County School Lands Survey, Gaines County, Texas;</p> <p><b>Tract 10:</b> League 285, Labor 7, Schleicher County School Lands Survey, Gaines County, Texas;</p> <p><b>Tract 11:</b> League 285, Labor 14, Schleicher County School Lands Survey, Gaines County, Texas;</p> <p><b>Tract 12:</b> League 285, Labor 15, Schleicher County School Lands Survey, Gaines County, Texas;</p> <p><b>Tract 13:</b> League 285, Labor 23, Schleicher County School Lands Survey, Gaines County, Texas;</p>	Marilyn 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	2020-03914	7/6/2020	Gaines
Pepper SWD Permit (Expired)	<b>Tract 4:</b> All of that portion of Labor 22, League 285, Schleicher County School Lands, lying north of Highway 180, located in Gaines County, Texas.	Jerry Chapman and wife June Chapman	Enhanced Midstream, LLC	Memorandum of Option Agreement	5/27/2020	2020-03915	7/6/2020	Gaines



TBD	<b>Tract 4</b> League 281, Labor 10, Hutchinson County School Lands Survey, Gaines County, Texas; <b>Tract 5:</b> League 281, Labor 15, Hutchinson County School Lands Survey, Gaines County, Texas; <b>Tract 6:</b> League 281, Labor 9, Hutchinson County School Lands Survey, Gaines County, Texas; <b>Tract 7:</b> Section 116, Block H, D&W RR Co. Survey, Gaines County, Texas; <b>Tract 8</b> League 285, Labor 17, Schleicher County School Lands Survey, Gaines County, Texas; <b>Tract 9:</b> League 285, Labor 18, Schleicher County School Lands Survey, Gaines County, Texas	Michael James "Mike" Grammer	Enhanced Midstream, LLC	Memorandum of Option Agreement	5/31/2020	2020-03916	7/6/2020	Gaines
Key stone SWD	<b>Tract 8:</b> Labor 6, League 273, Loving County School Land Survey, Gaines County, Texas	JWB Lands Ltd	Enhanced Midstream, LLC	Memorandum of Option Agreement	6/15/2020	2020-03917	7/6/2020	Gaines

Cooper SWD Permit (Expired)	<p><b>Tract 1:</b> Labor 3, League 295, Reagan County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 2:</b> Labor 8, League 295, Reagan County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 3:</b> Labor 9, League 295, Reagan County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 4:</b> All of Tract 9 and the North one-half of the Southeast quarter (N/2 SE/4) of Tract 10, League 294, Lynn County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 5:</b> Labor 15, League 301, Terry County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 6:</b> Labor 6, League 301, Terry County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 7:</b> Labor 15, League 294, Lynn County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 8:</b> All of Labor 9, and the North half (N/2) and the East half of the South half (E/2 S/2) of Labor 10, Terry County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 9:</b> The North 146 acres of the West half (W/2) of Block 6, League 299, Gaines County School Land Survey, Gaines County, Texas.</p>	Jackie Warren and his wife, Jean Warren	Enhanced Midstream, LLC	Memorandum of Option Agreement	6/11/2020	2020-03918	7/6/2020	Gaines
Cooper SWD Permit (Expired)	<p><b>Tract 10:</b> Labor 16, League 301, Terry County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 11:</b> Labor 17, League 301, Terry County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 12:</b> Labor 18, League 301, Terry County School Land Survey, Gaines County, Texas;</p> <p><b>Tract 13:</b> Labor 19, League 301, Terry County School Land Survey, Gaines County, Texas.</p>	Jackie Warren and his wife, Jean Warren	Enhanced Midstream, LLC	Memorandum of Option Agreement	6/11/2020	2020-03918	7/6/2020	Gaines