

Notice pursuant to Section 51.002, Texas Property Code:
"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."

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date of Notice: November 8, 2019

Deed of Trust:

Date: June 18, 2015

Grantor: Sable Operating Company fka NYTEX Petroleum, Inc.

Beneficiary: Cory Hall and Jennifer Hall

Substitute Trustee: H. Brandon Jones, 420 Throckmorton Suite 1000; Fort Worth, Texas 76102

Recorded: Volume 1188, Page 2135, document number C5725, Deed of Trust Records, Young County, Texas

Property to be sold: See Exhibit A which is incorporated herein, in full.

Secured Debt Promissory Note dated June 18, 2015 with Sable Operating Company fka NYTEX Petroleum, Inc. as the Borrower and Cory and Jennifer Hall as the Lender in the principal amount of \$792,274.07

Holder of Secured Debt: Cory Hall and Jennifer Hall

Date of Sale of Property: December 3, 2019

Earliest Time of Sale of Property: 10:00 A.M. central standard time or not later than three (3) hours after that time.

Place of Sale of Property: At the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows:

Under the portico of the north entrance of the Young County

Courthouse, Graham, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

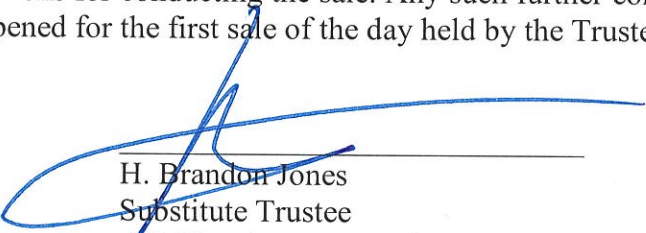
Default has occurred under the terms of the Deed of Trust and by reason of such default the Secured Debt secured by the Deed of Trust and Security Agreement has been accelerated and is wholly due and payable. Holder has requested that the Substitute Trustee sell the Property covered by the Deed of Trust pursuant to the power of sale granted in the Deed of Trust, the Security Agreement, Chapter 51 of the Texas Property Code.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will sell the Property described in the Deed of Trust at public auction to the highest bidder for cash, cash equivalents or cashier's checks supported by verifiable funds at the place, on the date and at the time specified above. The Beneficiary or its assigns may purchase the Property via credit bid for the debt secured by the Deed of Trust and Security Agreement or any other debt held by Beneficiary which is secured by the Property.

Those desiring to purchase the Property will need to immediately demonstrate to the Substitute Trustee their ability to pay their bid in cash or cash equivalents without delay if their bid is accepted. The purchase price is due and payable without delay on acceptance of the bid or within such reasonable time as may be agreed upon by the Substitute Trustee (at the Substitute Trustee's sole discretion) if the purchaser makes such request for additional time to deliver the purchase price; however, such time may not be more than one (1) hour.

The substitute trustee's sale will be made expressly subject to all governmental and regulatory restrictions, if any, including zoning requirements, prior liens and encumbrances, if any, restrictions, and other exceptions to title that are recorded in the real property records of Young County, Texas. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Any purchaser of the Property at this foreclosure sale (i) acquires the Property "as is" without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk; and (ii) is not a consumer.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 the Trustee.



H. Brandon Jones
Substitute Trustee
420 Throckmorton, Suite 1000
Fort Worth, Texas 76102
(817) 405-6914

Name and Address of Sender of this Notice:

Cory and Jennifer Hall
6 Little Sorrel Court
Tomball, Texas 77377

Counsel seeking injunctive relief or bankruptcy relief to prevent the foreclosure should notify H. Brandon Jones at 817-405-6914 or brandon@bondsellis.com with the law firm of Bonds Ellis Eppich Schafer Jones LLP., of such counsel's intention to file a lawsuit seeking injunctive relief to prevent the foreclosure or bankruptcy relief. An attorney with Bonds Ellis Eppich Schafer Jones LLP, will be available to attend a hearing before the Court or by telephone on any application for injunctive relief.

EXHIBIT A

All of Grantor's right, title and interest in leasehold interests and overriding royalty interests in oil, gas and mineral leases owned by Grantor as of June 18, 2015, but not thereafter in **Young County, Texas.**

A. 100% of Sable Operating Company's 12.5% working interest in the Farmer Lease described as:

1. Paid Up Oil & Gas Lease dated September 14, 2011, from Jean W. Farmer Trust, as Lessor, to Borderline Production, Inc., as Lessee, recorded under Volume 1108, Page 856, Official Public Records of Young County, Texas.
2. Paid Up Oil & Gas Lease dated September 14, 2011, from Alice Farmer Booth, as Lessor, to Borderline Production, Inc., as Lessee, recorded under Volume 1108, Page 852, Official Public Records of Young County, Texas.
3. Paid Up Oil & Gas Lease dated October 10, 2011, from Helen Shumaker, as Lessor, to Borderline Production, Inc., as Lessee, recorded under Volume 1107, Page 754, Official Public Records of Young County, Texas.
4. Paid Up Oil & Gas Lease dated October 5, 2011, from Ellen L. Farmer Trust Dulce Farmer Trustee, as Lessor, to Borderline Production, Inc., as Lessee, recorded under Volume 1107, Page 750, Official Public Records of Young County, Texas.
5. Paid Up Oil & Gas Lease dated November 2, 2011, from John Suppes, Patricia Suppes, Deborah Suppes, as Lessor, to Borderline Production, Inc., as Lessee, recorded under Volume 1108, Page 385, Official Public Records of Young County, Texas.

Said Leases covering the following described property, to-wit:

Tract No. 4 in two parcels out of the estate of W.H. Farmer, deceased as designated by a certain partition suit recorded in the minutes of the District Court of Young County, Texas in Book 8 page 242 to which reference is hereby made for a description allotted to the heirs of M.K. Farmer, and being described as follows:

Tract No. 1

Beginning 1201 feet east of the southwest corner of said G.B. & N. Company Survey No. 2, Abstract No. 118, at a point in the south line of said survey which is the southeast corner of the tract No. 3 allotted to W. H. Farmer; thence North 3678 feet with the east line of tract No. 3, to the Northeast corner of said tract No. 3, allotted to W.W. Farmer to set stake in pile of stone for corner; thence East 1205 feet to stake set in pile of stone in the south line of Tract No. one; thence south 3678 feet to stake set in pile of stone for corner, located in the south line of the G.B. & N. Company Survey No. 2, thence West 1205 feet with the south line of said G. B. & N. Company survey No.2, to place of beginning. Including a tract of 20 acres in the form of a square out of the Southeast corner of Tract No. 1 above described.

Tract No. 2

Same being 35 acres of the W. T. Compere Survey abstract No. 1719, described as beginning at the Northwest corner of the W. T. Compere Survey, abstract No. 1719; thence East 2640 feet to its northeast corner to stake for corner; thence South 577 feet to stake in the East line of W. T. Compere Survey; thence West 2640 feet to stake in the West line of W. T. Compere Survey for corner, thence North 577 feet to the place of beginning.

100% interest in Sable Operating Company's overriding royalty interests, as indicated in the following table, along with Sable Operating Company's 5% working interest in wells, equipment and operations on the subject leases, pursuant to a certain "Agreement for Acquisition" dated December 21, 2011 and a Joint Operating Agreement dated January 15, 2014 between Nadel and Gussman Permian, LLC, as Operator, and Sable Operating Company, in the Leases described as:

Lessor	Lessee	Lease Date	Memo of Lease Date	County	Recording Volume and Page	Gross Acreage	NYTEX ORRI
Lindley	Doolan Family First LP	7/8/2011	7/8/2011	Young	Vol. 1100 Page 435	5219	1.3310%
Lindley Amendment	Doolan Family First LP	2/16/2012	N/A	Young	Vol. 1120 Page 424	"	"
Lindley East	Doolan Family First LP	7/29/2011	7/29/2011	Young	Vol. 1101 Page 708	655.6	1.3310%
T.R. Hill	Doolan Family First LP	9/23/2011	9/23/2011	Young	Vol. 1106 Page 127	1080	0.7060%
T.R. Hill Amendment	Doolan Family First LP	2/21/2012	N/A	Young	Vol. 1117 Page 200	"	"
SBM Properties	Doolan Family First LP	12/28/2011	12/28/2011	Young	Vol. 1112 Page 390	520	0.7060%
Alan King	Doolan Family First LP	2/10/2012	2/14/2012	Young	Vol. 1115 Page 53	678	0.7500%
Sara King	Doolan Family First LP	2/10/2012	2/14/2012	Young	Vol. 1115 Page 55	678	0.7500%
JTJ JV (John Sullivan)	Doolan Family First LP	2/7/2012	2/28/2012	Young	Vol. 1115 Page 872	636.27	0.7500%
Alan King (2nd)	Doolan Family First LP	2/10/2012	3/3/2012	Young	Vol. 1116 Page 130	200.58	0.7500%
Sara King (2nd)	Doolan Family First LP	2/10/2012	3/1/2012	Young	Vol. 1116 Page 131	200.58	0.7500%
Jakey M. Powell	Doolan Family First LP	12/28/2011	3/2/2012	Young	Vol. 1119 Page 813	180.98	1.3310%

