

ADDRESS OF TRUSTEE:
Dykema Gossett PLLC
1717 Main Street, Suite 4200
Dallas, Texas 75201
Attn: Brian R. Forbes
(214) 462-6403

FILED
MICHELLE REYNOLDS
COUNTY CLERK
SOMERVELL CO., TEXAS

2022 AUG 15 PM 3:53

DEPUTY

BY

KC

NOTICE OF SALE BY TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF SOMERVELL §

POSTED
DATE 8-15-22
 A.M. 3:53 P.M.
Michelle Reynolds
BY *KC* Deputy

RECITALS:

1. **BARBWIRE OIL AND GAS LLC**, a Texas limited liability company (“*Grantor*”) executed and delivered that certain Deed of Trust, Assignment of Rents and Security Agreement with Fixture Filing (as renewed, modified, amended and assigned from time to time, the “*Deed of Trust*”) dated May 6, 2022 conveying to Brian R. Forbes, an individual, as Trustee (“*Trustee*”), for the benefit of **REVERE TACTICAL OPPORTUNITIES REIT, LLC**, a Delaware limited liability company (“*Beneficiary*”), the Deed of Trust being recorded on May 9, 2022 as Instrument No. 20221245, in the Official Public Records of Somervell County, Texas, and pertaining to certain land described on **Exhibit A** attached hereto and made part hereof, together with, but not limited to (and as more particularly set forth in the Deed of Trust), the Security (as such term is defined in the Deed of Trust) (collectively, the “*Property*”), said conveyance being for the purpose of securing the payment of the indebtedness described in the Deed of Trust, including but not limited to, the indebtedness evidenced by that certain Promissory Note (as renewed, modified, amended and assigned from time to time, the “*Note*”) dated May 6, 2022, in the original principal amount of SEVEN HUNDRED SEVENTY-FIVE

THOUSAND AND NO/100 DOLLARS (\$775,000.00), executed by Grantor in the stated principal amount of \$775,000.00 (the “*Loan*”) and payable to Beneficiary evidencing the Loan (all such indebtedness pertaining to the Loan and the Note being hereinafter referred to as the “*Indebtedness*”) (the Deed of Trust and the Note, together with any amendments, modifications, renewals, extensions and assignments thereof and any other documents or instruments, evidencing, governing or securing the loan therein described, are hereinafter collectively referred to as the “*Loan Documents*”).

2. One or more defaults have occurred in the payment of the Indebtedness and in connection with certain obligations under the Deed of Trust and the Note, the Indebtedness is now wholly due and payable.

3. Beneficiary, the present owner and holder of the Indebtedness secured by the Deed of Trust, is the beneficiary under the Deed of Trust, and has therefore requested that Trustee or any other substitute trustee appointed by Beneficiary, sell the Property as provided in the Deed of Trust in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so.

NOTICE OF SALE:

NOTICE IS HEREBY GIVEN, that on Tuesday, the **6th day of September, 2022**, beginning no earlier than 10:00 a.m. C.S.T. and commencing within three (3) hours of such time, the sale of the Property located in Somervell County, Texas shall take place at the east door of the building located at 107 N.E. Vernon, Glen Rose, Texas 76043, said area having been designated for conducting foreclosure sales in Somervell County by the Commissioners Court of Somervell County, Texas, or as otherwise designated by the Somervell County Commissioners, and I, the undersigned, or my successor as may be later appointed, as Trustee under the Deed of Trust, will

sell the Property located in Somervell County, Texas, by no later than 4:00 p.m. on said day of sale, to the highest bidder for cash; provided that Beneficiary may bid and become the purchaser of the Property, and all or a portion of Beneficiary's bid may consist of a credit to be given against the Indebtedness owing. If Beneficiary is the successful bidder, its bid shall be applied as a credit against the Indebtedness to the extent possible.

After commencing the sale, the Trustee conducting the sale may (a) from time to time adjourn the sale to be recommenced and completed at any time prior to 4:00 p.m. on the same day, and/or (b) withdraw the Property or cancel the foreclosure sale at any time prior to the completion of the sale.

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[SIGNATURE PAGE FOLLOWS]

EXECUTED as of the 15th day of August, 2022.

TRUSTEE:

Brian R. Forbes

BRIAN R. FORBES

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on August 15, 2022, by Brian R. Forbes, an individual, as Trustee.

Shannon M. Self

Notary Public in and for
the State of Texas

My Commission Expires:

4/14/2024

