

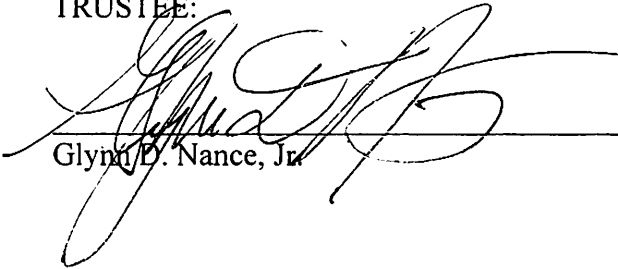
Terms of Sale: The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid (or that of its designee) may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

Grantor has defaulted in the payment of the Note and in the performance of the obligations of the Deed of Trust. Due to such default, Beneficiary, the owner and holder of the Note, has requested the undersigned Trustee to sell the Property at the Foreclosure Sale under the terms of the Deed of Trust and pursuant to the laws of the State of Texas.

The Deed of Trust encumbers interests in both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell any and all real property interests, oil and gas or other mineral interests, and any personalty, fixtures, contracts, accounts, leases, and other tangible and intangible property making up the Property as described in the Deed of Trust or any related security agreements in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on June 2, 2020, at the Time of Sale and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

TRUSTEE:



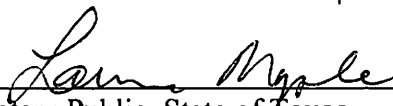
Glynn D. Nance, Jr.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned notary, on this day personally appeared Glynn D. Nance, Jr., Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 6 day of May, 2020.

[Seal]



Notary Public, State of Texas
My commission expires: 2/5/22

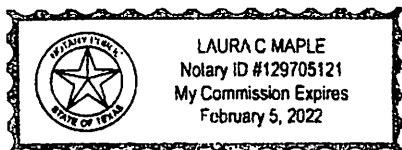


EXHIBIT "A"

Property Description

The real and personal properties, rights, titles, interests, and estates described or to which reference is made in Paragraphs I through VI, inclusive, below, whether now owned by Grantor or hereafter acquired by Grantor (herein collectively called the "Mortgaged Property"), to-wit:

Paragraph I. Oil and Gas Leases and Other Properties. All of those certain oil and gas and/or oil, gas and mineral leases, lands interests, and other properties (all such leases being herein called the "Subject Leases" and all such leases, lands, minerals, and royalty interests and other properties being herein called the "Subject Interests"), which are described and/or to which reference may be made on Exhibit "A-1" attached to and made a part hereof for all purposes and incorporated herein by reference as fully as if copied verbatim herein at this point.

Paragraph II. Pooled Interests. All rights, titles, interests, and estates now owned or hereafter acquired by Grantor in and to (I) any and all properties now or hereafter pooled or unitized with any of the Subject Interests, and (ii) all presently existing or future unitization, communitization, and pooling agreements, and the units created thereby, which include all or any part of the Subject Interests, including, without limitation, all units formed under or pursuant to any laws. The rights, titles, interest, and estates described in this Paragraph II shall also be included within the term "Subject Interests" as used herein.

Paragraph III. Hydrocarbons. All oil, gas, casinghead gas, drip gasoline, natural gasoline and condensate, all other liquid and gaseous hydrocarbons, and all other minerals, whether similar to the foregoing or not (herein collectively called "hydrocarbons"), now or hereafter accruing to or produced from the Subject Interests and/or to which Grantor now or hereafter may be entitled as a result of or by virtue of its record and/or beneficial ownership of any one or more of the Subject Interests.

Paragraph IV. Contracts. All present and future rights of Grantor (including, without limitation, all rights to receive payments, including, but not limited to, lease bonuses, rents, tolls, incomes, and royalties) under or by virtue of all present and future operating agreements, contracts for the purchase, exchange, processing, transportation or sale of hydrocarbons, and other contracts and agreements relating in any way to all or any part of the Mortgaged Property, as the same may be amended or supplemented from time to time (the "Subject Contracts").

Paragraph V. Other Property. All tenements, hereditaments, appurtenances, and properties in anywise appertaining, belonging, affixed, or incidental to the Subject Leases, in which Grantor now owns or hereafter acquires an interest, including, without limitation, any and all property, real or personal, in which Grantor now owns or hereafter acquires an interest which is situated upon and/or used or useful in connection with all or any part of the Subject Leases and including all pipelines, gathering lines, trunk lines, lateral lines, pipeline easements and rights-of-way, compressors, dehydration units, separators, heater treaters, valves, flow lines, gauge meters, alarms, supplies, machinery, derricks, buildings, tanks, casings, christmas trees, tubing, rods, liquid extractors,

engines, boilers, tools, appliances, cables, wires, surface leases, rights-of-way, easements, servitudes, and franchises, and all accessions, additions, substitutes and replacements to or for, and all accessories and attachments to any of the foregoing (all such surface leases, easements, licenses, rights-of-way, and franchises being herein called the "Subject Easements," and all such tangible property described in this Paragraph V being herein called the "Personal Property").

Paragraph VI. Other Rights to Hydrocarbons. Any and all other rights, titles, estates, royalties, and interests (whether or not presently included in the Subject Interests) now owned or hereafter acquired by Grantor (a) in and to all hydrocarbons in and under and that may be produced and saved from the lands described or to which reference is made in Exhibit "A-1" (the "Land") attached to and made a part hereof for all purposes and incorporated herein by reference as fully as if copied verbatim herein at this point, and (b) in and to all reversions, remainder, tolls, rents, revenues, issues, proceeds, earnings, income, and profits from the Land.

EXHIBIT "A-1"

Property Description

21 acres of land, more or less, including a county road being utilized by prescription only located in the Ramon Musquiz Grant, A-7, Karnes County, Texas, being more particularly described in a Deed dated May 12, 1909, from Matt Crain to T.H. Willbern and recorded in Volume 38, Page 369, Deed Records, Karnes County, Texas; being later described as 19.48 acres, more or less, in Ramon Musquiz Grant, A-7, Karnes County, Texas, more particular described as Tract Two being 7.74 acres; Tract Three being 2 acres; and Tract Four being 9.74 acres in Mineral Deed dated December 2, 2010, from Martha Annette Sellers to Riverland Properties, LP recorded in Volume 951, Page 434, Official Records, Karnes County, Texas.

128.65 acres of land in the Ramon Musquiz Grant, A-7, containing the following two tracts:

Tract One: 148 acres of land, more or less, in the Ramon Musquiz Grant, A-7, Karnes County, Texas, being the same 148 acre tract of land described in a Warranty Deed dated December 6, 1937, from The San Antonio Joint Stock Land Bank of San Antonio to Lewis W. Menn, recorded in Volume 112, Page 499, Deed Records of Karnes County, Texas; SAVE AND EXCEPT 21.68 acres of land described by metes and bounds in Partial Release of Oil, Gas and Mineral Lease dated January 19, 2012, recorded in Volume 1026, Page 223, Official Records of Karnes County, Texas.

Tract Two: 2.33 acres of land, more or less, in the Ramon Musquiz Grant, A-7, Karnes County, Texas, being the same land described in a Conveyance of Right-of-Way dated August 2, 1929 from J.J. McIntosh to the County of Karnes in the State of Texas, recorded in Volume 85, Page 368, Deed Records of Karnes County, Texas.