

COPY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date:	January 24, 2014	FILED At <u>11:50</u> o'clock <u>A</u> M
Grantor:	Geomeg Energy, LP	AUG 10 2020
Beneficiary:	Citizens Bank	CAROL SWIZE, COUNTY CLERK KARNES COUNTY, TEXAS
Substitute Trustee:	Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent	<i>[Signature]</i> Deputy
Recording Information:	Deed of Trust dated January 24, 2014 and recorded in Volume 1160, Page 164, in the Official Public Records of Karnes County, Texas (the " <u>Deed of Trust</u> ").	

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

- (a) All of the right, title and interest of Grantor described in the Deed of Trust and any extension thereof in and to those certain oil, gas and mineral fee and leasehold estates, including without limitation all working interests, leasehold estate interests, mineral estate interests, royalty interests, overriding royalty interests, revenue interests of any type, production payment interests, interests under any gas purchase agreements, gas balancing rights, and any and every other interest of any character or nature in oil, gas or other minerals, and any surface estate interest in and to the property more particularly described in the schedule attached hereto, marked Exhibit "A" for identification, incorporated herein and made a part hereof for all purposes (the "Land");
- (b) All of the right, title and interest of Grantor in and to all improvements and personal property of any kind or character defined in and subject to the provisions of the Uniform Commercial Code, including the proceeds and products from any and all of such improvements and personal property and situated on any of the Land, including, but not limited to, pipe, casing, tubing, rods, storage tanks, boilers, loading racks, pumps, foundations, warehouses, and all other personal property and equipment of every kind and character upon, incident, appurtenant or belonging to

and used in connection Grantor's interest in the Land, including all oil, gas, and other minerals produced or to be produced to the account of Grantor from the Land and all accounts receivable, general intangibles and contract rights of Grantor in connection with the Land or Leases, defined in the Deed of Trust, and all proceeds, products, substitutions and exchanges thereof;

(c) Any and all rights of Grantor to liens and security interests securing payment of proceeds from the sale of production from the Land, including but not limited to, those liens and security interests provided for in TEX. BUS. & COM. CODE ANN. Sec. 9.343;

(d) Any and all other real or personal property described in (i) the Deed of Trust and any modifications or amendments thereto; or (ii) that certain Assignment to Trustee of Oil and Gas Production, dated January 24, 2014, in favor of Kenneth R. Plunk, Trustee, filed for record in the Office of the County Clerk of Karnes County, Texas, in Volume 1160, Page 184 of the Official Public Records of Karnes County, Texas, and any modifications or amendments thereto (the "Assignment of Production"), (iii) any instrument or lien thereby renewed or extended, and (iv) any instrument or lien renewing or extending same. The Deed of Trust, Assignment of Production and other documents described above are referred to herein collectively as the "Lien Documents;" and

(e) Any additional right, title or interest of Grantor acquired or to which a Grantor became entitled to in any of the foregoing, or in the oil, gas or other minerals in or under the Land at any time after the Lien Documents.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **September 1, 2020**

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Karnes County Annex in Karnes City, Texas, at the following location:

In the area designated by the Karnes County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the front door of the Karnes County Annex at 210 W. Calvert, Karnes City, Texas 78118.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refileing may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or

implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.


5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the October 27, 2017 promissory note in the original principal amount of \$4,100,000.00, executed by Geomeg Energy, LP, and payable to the order of Citizens Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Citizens Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Citizens Bank, Attention: Jim Griffin, telephone (903) 984-8671.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 6, 2020.



SCOTT A. RITCHESON, Substitute Trustee  
821 ESE Loop 323, Suite 530  
Tyler, Texas 75701  
Tel: (903) 535-2900  
Fax: (903) 533-8646

**Notice to Members of the Armed Forces of the United States:**

**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.**

## EXHIBIT "A"

All of Mortgagor's right, title and interest in and to oil, gas and other minerals, of every nature, character, interest and type, including without limitation, all working interest, leasehold estate interest, mineral estate interest, royalty interest, overriding royalty interest, revenue interest of any type, production payment interest, interest under gas purchase agreements, gas balancing rights, and any and every other type of interest of any character or nature in oil, gas or other minerals, and any surface estate interest, in and to the property set forth below. The scope of the property interests referenced below shall not be limited or impaired by any headers, labels, listing of well names, or the like. The property shall include all leases and lands identified on this Exhibit, without limitation for any specific references, definitions or anything else that may be construed as limiting the scope of the property described herein.

### Karnes County, Texas

#### **Hagan 1 and Natho 1, 2**

Lessor: John Smolik and wife, Joyce Thigpen Smolik  
Lessee: Crawford Energy, Inc.  
Date: March 3, 2003  
Recording Data: Recorded in Volume 786, Page 318 of the Official Public Records of Karnes County, Texas.  
Property Desc: 230.0 acres, more or less, in the Carlos Martinez Survey, Abstract 6, Karnes County, Texas.

Lessor: Don S. Estill and Lucretia E. Sheffield  
Lessee: Crawford Energy, Inc.  
Date: April 2, 2003  
Recording Data: Recorded in Volume 789, Page 515 of the Official Public Records of Karnes County, Texas.  
Property Desc: 230.0 acres, more or less, in the Carlos Martinez Survey, Abstract 6, Karnes County, Texas.

Lessor: Don S. Estill as attorney in fact and on behalf of Roleen Diamond, Donald E. Hoehne, Doris Osterloh Hoehne, Karen Sue Hoehne, Lamar Vance Hoehne, jr. and Marke M. Mutschler.  
Lessee: Crawford Energy, Inc.  
Date: April 2, 2003  
Recording Data: Recorded in Volume 789, Page 528 of the Official Public Records of Karnes County, Texas.  
Property Desc: 230.0 acres, more or less, in the Carlos Martinez Survey, Abstract 6, Karnes County, Texas.

Lessor: Gail Reaser  
Lessee: Crawford Energy, Inc.  
Date: April 9, 2003  
Recording Data: Recorded in Volume 787, Page 835 of the Official Public Records of Karnes County, Texas.  
Property Desc: 230.0 acres, more or less, in the Carlos Martinez Survey, Abstract 6, Karnes County, Texas.

Lessor: Freida Pargmann  
Lessee: Crawford Energy, Inc.  
Date: January 23, 2003  
Recording Data: Recorded in Volume 786, Page 001 of the Official Public Records of Karnes County, Texas.  
Property Desc: 230.0 acres, more or less, in the Carlos Martinez Survey, Abstract 6, Karnes County, Texas.

Lessor: Bobbye Lynn Thomas, Donna Lynn Eller and Lynda Faye Bleier  
Lessee: Crawford Energy, Inc.  
Date: April 10, 2003  
Recording Data: Recorded in Volume 787, Page 840 of the Official Public Records of Karnes County, Texas.  
Property Desc: 230.0 acres, more or less, in the Carlos Martinez Survey, Abstract 6, Karnes County, Texas.

Lessor: David Wayne Hackney; Michael Jay Hackney; Kent W. Hackney, Individually and as Independent Executor of the Estate of John Albert Hackney, deceased; and Shirley Jean Hofmann, Trustee of the Irene Hackney Trust  
Lessee: Crawford Energy, Inc.  
Date: February 5, 2003  
Recording Data: Recorded in Volume 785, Page 502 of the Official Public Records of Karnes County, Texas  
Property Desc: 230 acres, more or less, in the Carlos Martinez Survey, Abstract 6, Karnes County, Texas.

Lessor: Delores Hagan and Kenneth Hagan  
Lessee: Crawford Energy, Inc.  
Date: February 2, 2004  
Recording Data: Recorded in Volume 799, Page 598 of the Official Public Records of Karnes County, Texas.  
Property Desc: Being 370 acres of land, more or less, situated partly in the Victor Blanco Grant, Abstract 3, and partly in the D. C. Lyons Survey, Abstract 382, Karnes County, Texas.

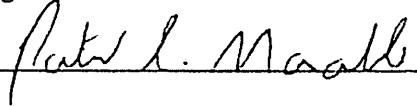
Lessor: Thomas A. Natho and Jim P. Natho  
Lessee: Crawford Energy, Inc.  
Date: February 18, 2003  
Recording Data: Recorded in Volume 787, Page 825 of the Official Public Records of Karnes County, Texas.  
Property Desc: 250.0 acres, more or less, in the Victor Blanco Grant, Abstract 3, Karnes County, Texas.

Lessor: Ellis E. Lyons, Jr.  
Lessee: Crawford Energy, Inc.  
Date: February 19, 2003  
Recording Data: Recorded in Volume 785, Page 512 of the Official Public Records of Karnes County, Texas.  
Property Desc: 250.0 acres, more or less, in the Victor Blanco Grant, Abstract 3, Karnes County, Texas.

**PERSONAL PROPERTY**

All oil wells, pumping units, casing rods, production tubing, separators, surface flowlines, wellheads, tanks and other equipment incidental to and used in connection with the production, treating and storing of minerals or the like (including oil and gas) from those certain oil, gas and mineral leases described in this Exhibit "A".

Signed for identification:

  
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