

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF YOUNG §

WHEREAS, pursuant to that certain Operating Agreement dated March 18, 2002, between Gober Operating Company, Inc. d/b/a GoOpCo ("**Gober**") and Mullins & White Energy, Inc. ("**Mullins**") and to secure payment for all amounts due under the Operating Agreement, including without limitation, expenses, fees, interest, and attorney's fees (collectively, the "**Indebtedness**"), Mullins granted to Gober a security interest in and lien upon all of (a) Mullins' interest in the oil and gas leases described on Exhibit "A" attached to thereto and made a part thereof for all purposes (the "**Leases**"), including lands covered by the Leases and lands pooled or unitized therewith (collectively, the "**Lands**"); (b) Mullins' leasehold interest, working interest, operating rights, and royalty and overriding royalty interest in the Leases and the Lands; (c) Mullins' interest in the oil and gas extracted from Lands; and (d) Mullins' interest in all personal property, fixtures, and equipment used in connection with the Leases or extracting oil and gas from the Lands, including without limitation all wells, tools and tubular goods (Mullins' interest, if any, in the property described in items (a)-(d) is collectively referred to herein as the "**Property**"); and

WHEREAS, the Operating Agreement is binding upon and inures to the benefit of the parties thereto and their respective successors and assigns, and the terms of the Operating Agreement run with the Leases and the Lands; and

WHEREAS, pursuant to certificates of merger, Mullins merged into Mullins & White Exploration, Inc. in 2006, and Mullins & White Exploration, Inc. merged into Guardian Oil & Gas, Inc. ("**Guardian**") in 2008; and

WHEREAS, Guardian assigned certain interests in the Property to East Murray Prospect #3 Joint Venture ("**East Murray**") pursuant to that certain Wellbore Assignment and Bill of Sale filed for record on May 4, 2009, under Vol. 1054, Pg. 546 in the Official Public Records ("**OPR**") of Young County, Texas; and

WHEREAS, East Murray purported to assign certain interests in the Property to Chappel Hill Oil Company, Inc. ("**Chappel Hill**") pursuant to that certain Wellbore Assignment and Bill of Sale ("**Assignment**") filed for record on March 10, 2011, under Vol. 1092, Pg. 82 in the OPR of Young County, Texas; and

WHEREAS, Jerry Fortenberry ("**Fortenberry**") signed the Assignment as a Director of Chappel Hill, which is indicated in the Assignment to be a Texas Corporation, but no entity is on file with the Texas Secretary of State named "Chappel Hill Oil Company, Inc."; and

WHEREAS, because Chappel Hill is not a legal entity, Fortenberry is therefore liable for the Indebtedness;

WHEREAS, the property interests conveyed under and covered by the Assignment are collectively referred to herein as the "**Foreclosed Property**," and such interests include without limitation, all working interests and interests in all well facilities, equipment, and other improvements, fixtures and personal property; and

WHEREAS, Fortenberry is Mullins' successor to the Operating Agreement, and Fortenberry has defaulted on his payment obligations to Gober under the Operating Agreement; and

WHEREAS, Gober, as the mortgagee, seeks to sell the Foreclosed Property toward satisfaction of the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the Foreclosed Property will be sold to the highest bidder in one (1) lot for cash and the sale will take place as follows:

Date: April 6, 2021

Time: The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter.

Place: North entrance of the Young County courthouse, Young County, Graham, Texas, or at such other place as may be designated by the Commissioners Court of said County.

Pursuant to Chapter 51 of the Texas Property Code, Gober is the mortgagee and will be administering the foreclosure sale, and Gober reserves the right to make a credit bid for the Foreclosed Property at the foreclosure sale. Gober's address is P.O. Box 816, Throckmorton, Texas 76483.

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.

WITNESS MY HAND March 12th, 2021.

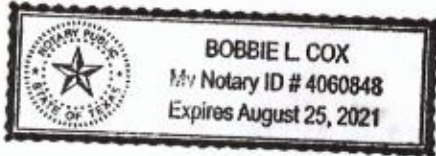
GOBER OPERATING COMPANY, INC.

By: Clay Gober
Clay Gober, President

STATE OF TEXAS §

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This instrument was acknowledged before me on March 12th, 2021, by Clay Gober, the President of Gober Operating Company, Inc.



Bobbie L Cox
Notary Public, in and for the State of Texas

