

**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

Grantor: Geomeg Energy, LP

Beneficiary: Citizens Bank

Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust dated January 24, 2014 and recorded under Clerk's File No. 140585, in the Official Public Records of Caldwell County, Texas (the "Deed of Trust").

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

Filed this 13 day of DECEMBER 2020  
2:52 P M  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Dalbrina Medina Deputy

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 Caldwell County, Texas, under Clerk's File No. 140586 of the Official Public Records of Caldwell 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: **November 3, 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: Caldwell County Justice Center in Lockhart, Texas, at the following location:

In the area of such Courthouse designated by the Caldwell County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then outside the main entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado Street, Lockhart, Texas 78644.

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 refiling 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: October 9, 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.

### Caldwell County, Texas

**Lurline Ballard Lease, RRC No. 12063**  
**Neal Ballard 3 Lease, RRC No. 13625**  
**Neal Ballard Lease, RRC No. 13683**  
**Neal Ballard Lease, RRC No. 11848**  
**Ballard "D" Lease, RRC No. 11872**  
**N. Ballard Lease, RRC No. 11992**  
**Neal Ballard Lease, RRC No. 12089**  
**Betty 1**

The leasehold estate and all equipment situated thereon and owned in connection therewith insofar as they pertain to the leases listed above which covers the following described tract of land out of the Squire Damon Survey in Caldwell County, Texas, to-wit:

BEGINNING at a ½ inch iron pin in the east line of a public road, the Southwest corner for a Vickery tract the Northeast corner for this tract of which the Southeast corner of the tract No. V. A., H. C. Lackey et al, the C. L. Lackey et ux Estate First Tract brs. North 30 degrees 30' East 740 feet;

THENCE South 45 degrees East with the Vickery tract at 943 feet to the M. K. and T. Right of Way, at 1043 feet crossing the M. K. and T. Right of Way, at 1472 feet to Farm Road No. 20 at 1573.5 feet crossing Farm Road No. 20 at 3869.5 feet to a ½ inch iron pin for Southeast corner;

THENCE South 30 degrees West 1214.5 feet with the Talley tract and the Squire Damon Survey line to a ½ inch iron pin for corner;

THENCE North 44 degrees 42' W. with the Dinges Tract, 2797 ft. to Farm Road No. 20, at 2898.5 ft. crossing Farm Road No. 20, at 3261.5 ft. to the M. K. and T. Right of Way at 3361.5 ft. crossing the M. K. and T. Right of Way at 3887 ft. to a ½ inch iron pin for Southwest corner;

THENCE N. 30 degrees 30' E. 1192.5 ft. with the public road to the place of beginning, containing 103.47 acres of land.

Less and except, 2.5 acres in Farm Road No. 20, and less and except 2.5 acres in M. K. and T. Right of Way leaving the acreage 97.97 acres.

LESS AND EXCEPT from the above described 97.97 acre tract of land all of the acreage lying North of Farm Road No. 20, such excepted acreage being known as the Ballard B. Lease, RRC No. 11734 and the Don Ballard Lease, RRC No. 12038.

**Ballard B Lease, RRC No. 11734  
Don Ballard Lease, RRC No. 12038**

The leasehold estate and all equipment situated thereon and owned in connection therewith insofar as they pertain to the Ballard B Lease and the Don Ballard Lease which covers the following described tract of land out of the Squire Damon Survey in Caldwell County, Texas, to-wit:

BEGINNING at a ½ inch iron pin in the east line of a public road, the Southwest corner of a Vickery tract the Northeast corner for this tract of which the Southeast corner of the tract No. V.A., H.C. Lackey et al, the C.L Lackey et ux Estate First Tract brs. North 30 degrees 30' East 740 feet;

THENCE South 45 degrees East with the Vickery tract at 943 feet to the M. K. and T. Right of Way, at 1043 feet crossing the M.K. and T. Right of Way, at 1472 feet to Farm Road No. 20 at 1573.5 feet crossing Farm Road No. 20 at 3869.5 feet to a ½ inch iron pin for Southeast corner;

THENCE South 30 degrees West 1214.5 feet with the Talley tract and the Squire Damon Survey line to a ½ inch iron pin for corner;

THENCE North 44 degrees 42' W. with the Dinges Tract, 2797 ft. to Farm Road No. 20, at 2898.5 ft. crossing Farm Road No. 20, at 3261.5 ft. to the M.K. and T. Right of Way at 3361.5 ft. crossing the M.K. and T. Right of Way at 3887 ft. to a ½ inch iron pin for Southwest corner;

THENCE N. 30 degrees 30' E. 1192.5 ft. with the public road to the place of beginning, containing 103.47 acres of land.

Less and except, 2.5 acres in Farm Road No. 20, and less and except 2.5 acres in M.K. and T. Right of Way leaving the acreage 97.97 acres.

LESS and except from the above described 97.97 acre tract all the acreage lying South of Farm Road No. 20 being known as the Lurline Ballard Lease not being included in this conveyance.

For identification purposes, the Ballard B Lease consists of that acreage in the above described 97.97 acre tract that lies north of M.K. and T. Right of Way and the Don Ballard Lease consists of the acreage between the M.K. and T. Right of Way and Farm Road No. 20.

**M Y Dinges Lease, RRC No. 12084**

The leasehold estate and all equipment situated thereon in connection therewith, known as the M. Y. Dinges Lease covering the following described tract of land, to-wit:

All that certain tract of land situated in the Squire Damon Survey in Caldwell County, Texas, and being that same land described in Partition Deed dated October 17, 1943 as tract 7 and recorded in Vol. 205 at Page 420 of the Deed Records of Caldwell County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING at the N corner of a 100 acre tract conveyed by Blank, Nix & Storey to M. H. Lane;

THENCE S 45 E with said Lane's NE line 1384 varas to his E corner and on Tally's NW line;

THENCE N 30 E with said Tally's line 422.1 varas to the S corner of a 100 acre tract of land conveying by J. R. Tally and J. G. Blanks;

THENCE N 45 W with the SW line of said 100 acre tract 1384 varas to W corner of same;

THENCE S 30 W 422.1 varas to the PLACE OF BEGINNING, containing 100 acres of land more or less, and excepting from said 100 acres 45 acres off the NW and conveyed by M. Y. Dinges, et ux to Nora L. Ballard by deed recorded in Vol. 23, Page 133 of the Deed Records of Caldwell County, Texas, leaving 55 acres of land more or less.

#### **W E Dinges Lease**

Well 2A on the W. E. Dinges A Lease, RRC No. 13998

Well 2C on the W. E. Dinges Lease, RRC No. 13999

Well 2F on the W. E. Dinges Lease, RRC No. 14003

The leasehold estate and all equipment situated thereon and owned in connection therewith, insofar as it pertains to the wells designated as 2A, 2C and 2F, as well as the tank battery situated upon the leased premises. The lands covered hereby shall include 2.07 acres of land surrounding three (3) wells described herein with each tract to be as nearly square as possible with the well bore constituting the center of the tract. The wells are situated in and under the real property being more particularly described below:

#### **FIRST TRACT:**

All of Lot No. 1 of the M. Y. Dinges Estate and being 54 acres out of the Squire Damon Survey, Caldwell County, Texas, a part of a 71.35 acre tract, and

BEGINNING at a stake the southeast corner of the W. E. Dinges 100-acre tract and the Northeast corner of said 71.35-acre tract;

THENCE South 30 West 410 varas set a stake for the Southeast corner of this tract;

THENCE North 53 West 950 varas to a post on the Southwest line of the Squire Damon Survey and the Northeast line of the M. Kelley tract or survey;

THENCE North 45 West 255 varas to the Southwest corner of said 71.35 acre tract;

THENCE North 30 East 102 varas to its Northwest corner and the Southwest corner of the W. E. Dinges 100 acre tract;

THENCE with his South line, South 68 East 1228 varas to the PLACE OF BEGINNING, containing 54 acres of land.

#### **SECOND TRACT:**

All of Lot No. 2 of the M. Y. Dinges Estate, being 55 acres of land out of the N. Kelley and Squire Damon Surveys, Caldwell County, Texas, being 16 acres out of the Damon and 39 acres out of the Kelley Survey; and



BEGINNING at a stake the Southeast corner of Lot No. 1 set-aside to W. E. Dinges;  
THENCE South 30 West 200 varas to the Southeast corner of a 71.35 acre tract out of the Damon Survey on the Northeast line of the Kelley Survey;  
THENCE South 45 East 270 varas to the Northeast corner of a 214 acre tract;  
THENCE South 30 West 240 varas to a stake set for the Southeast corner of this tract;  
THENCE North 45 West 516 varas to a stake for the Southwest corner of this tract North 30 East 50 varas to a stake on the corner of this tract North 30 East 50 varas to a stake on the South line of the H. K. & T. right of way the Northeast corner of Lot No. 4 set aside to Robert T. Dinges;  
THENCE North 76 West 361 varas to an iron pin the West line of said 214-acre tract;  
THENCE North 30 East 340 varas to a post the Northwest corner of said 214 acre tract on the Southwest line of the Damon Survey;  
THENCE North 45 West 301 varas to the PLACE OF BEGINNING, containing 55 acres of land, less 1 acre for the M.K. & T. right of way and less 1 acre for road, leaving herein 53 acres of land further excepting herefrom that certain 23-1/2 acres of land conveyed by W. E. Dinges, et ux, to R. C. Strawn by deed dated June 24, 1944, recorded in Volume 209 at Page 307, of the Caldwell County Deed Records, leaving herein contained 30 acres of land more or less.

Well Nos. 1 and 6 on the M. Y. Dinges A Lease, RRC No. 11927.

The leasehold estate and all equipment situated thereon and owned in connection therewith, insofar as it pertains to the wells designated as numbers 1 and 6, as well as the tank battery situated upon the leased premises. The lands covered hereby shall include 2.5 acres of land surrounding Well No. 1 and Well No. 6 with each tract to be as nearly square as possible with the well bore constituting the center of the tract. The wells are situated in and under the real property being more particularly described below:

All that certain tract of land situated in the Squire Damon Survey in Caldwell County, Texas and being that same land described in Partition Deed dated October 17, 1943 as tract 7 and recorded in Vol. 205 at page 420 of the Deed Records of Caldwell County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING at the N. corner of a 100 acre tract conveyed by Blanks, Nix & Storey to M. H. Lane;

THENCE S 45 E with said Lane's NE line 1384 varas to his E corner and on Tally's NW line;

THENCE N 30 E with said Tally's line 422.1 varas to the S corner of a 100 acre tract of land conveyed by J. R. Tally to J. G. Blanks;

THENCE N 45 W with the SW line of said 100 acre tract 1384 vars to W corner of same;

THENCE S 30 W 422.1 varas to the PLACE OF BEGINNING, containing 100 acres of land, more or less, and excepting from said 100 acres 45 acres off the NW and conveyed by M. Y. Dinges, et ux to Nora L. Ballard by deed recorded in Vol. 23 page 133 of the Deed Records of Caldwell County, Texas, leaving 55 acres of land more or less.

### **Alton T A Rodenberg**

**Alton T. Rodenberg Lease, RRC No. 07591** - Being a 0.750000 net revenue interest, being 100 percent working interest in 32.11 acres of land in the Solomon Seals Survey, Caldwell County, Texas as described in that certain Oil, Gas, and Mineral Lease, executed March 11, 1999, by and between Bruce F. Blackwell Enterprises, Inc., Lessor, and Mark O. Williams and wife, Tena A. Williams, d/b/a Guage Oil Company, lessee, as recorded in Volume 206, Page 405, of the Official Public Records of Real Property of Caldwell County, Texas, and described in that certain Oil, Gas and Mineral Lease, dated March 1, 1999, by and between J. Thomas Rodenberg, Lessor, and Mark O. Williams and wife, Tena A. Williams, d/b/a Guage Oil Company, Lessee, as recorded in Volume 206, Page 397, of the Official Public Records of Real Property of Caldwell County, Texas.

**Alton T. Rodenberg "A" Lease, RRC No. 06841** - Being a 0.780000 net revenue interest, being 100 percent working interest, in 10 wells and 1 salt water disposal well, consisting of 2.07 acres around each well for a total of 22.77 acres, more or less, situated in the Solomon Seals Survey, A-24, Caldwell County, Texas, as assigned to Mark O. Williams and wife, Tena A. Williams, d/b/a Guage Oil Company, in the following assignments and recorded in the Official Public Records of Real Property of Caldwell County, Texas, to-wit:

- (a) Austin Energy Operations, Inc., Assignor, recorded in Volume 255, Page 555.
- (b) Marilyn Snyder, Assignor, recorded in Volume 255, Page 557.
- (c) Gregory Kent Groves, Assignor, recorded in Volume 255, Page 561.
- (d) I & L Royalty, Assignor, recorded in Volume 255, Page 563.

LESS AND EXCEPT Well B-1, conveyed in that certain Assignment Bill of Sale, dated August 29, 2002, from Mark O. and Tena A. Williams of Guage Oil Company, Assignors, to Caltex Energy Company, Assignee, as recorded in Volume 312, Page 138, of the Official Public Records of Real Property of Caldwell County, Texas.

### **JJ Brown Lease**

**J. J. Brown Lease, RRC No. 03355** - Being a 0.810000 net revenue interest, being 100 percent of the working interest, as assigned by 3-C Oil Company, Inc. to Mark Owen Williams and Tena Ann Williams d.b.a. Guage Oil Company, dated February 1, 1998, and recorded in Volume 178, Page 744, of the Official Public Records of Real Property of Caldwell County, Texas, covering 26 acres of land, more or less, situated in the C. M. Cannon Survey, Caldwell County, Texas, as described in said Assignment.

### **Mattie Bozarth Lease**

**Mattie Bozarth Lease, RRC No. 03396** - Being a 0.810000 net revenue interest, being 100 percent of the working interest, as assigned by 3-C Oil Company, Inc. to Mark Owen Williams and Tena Ann Williams d.b.a. Guage Oil Company, dated February 1, 1998, and recorded in Volume 178, Page 744, of the Official Public Records of Real Property of Caldwell County, Texas, covering what is described as 25 acres of land but surveyed on 20 acres of land as shown by Exhibit "A" to said Assignment.

### **G C Walker Lease**

That certain oil and gas mining lease, dated May 1, 1973, by and between G. C. Walker, Jr., et al, as Lessors, and R. A. Vick, as Lessee, as recorded in Volume 356, Page 216, of the Deed Records of Caldwell County, Texas, covering the following described land in Caldwell County, Texas:

Being 100 acres out of the Solomon Seals League in Caldwell County, Texas, a part of 482 acres conveyed by F. E. Houston to M. Ussery by deed dated July 10, 1871, recorded in Volume M, Page 275, Caldwell County Deed Records, which 100 acres is off the NE end of said 482 acres by a line extending from the NE to the SW side parallel to the back line thereof, and being a part of the land described in deed from R. W. Pierce, et al, to G. C. & W. P. Walker, dated October 2, 1901, recorded in Volume 29, Page 99 of the Caldwell County Deed Records; LESS & EXCEPT the South 50 acres of said 100 acres described in Oil and Gas Lease from G. C. Walker, Jr., et al, to Vick Oil Company, dated April 2, 1960, and County Deed Records, LEAVING herein contained 50 acres of land, more or less, and being the identical 50 acres as described in Oil and Gas Lease recorded in Volume 317 at Page 540 of the Caldwell County Deed Records.

### **Callihan Lease**

An Oil and Gas Lease dated March 18, 1965, which is of record in Volume 307, page 366, together with the rights acquired by Right-of-Way Agreement dated May 16, 1969 recorded in Volume 331, Page 630 of the Deed Records of Caldwell County, Texas, from Lelia Callihan, a widow and Jim G. Callihan and wife Dorothy Callihan, as Lessor to J. R. Alexander as Lessee, covering 174 acres of land, more or less, in the Dillard Cooper Survey in Caldwell County, Texas, fully described in said lease from Tom R. Brown to Forrest C. Lattner.

### **W W McCrory**

That certain Oil, Gas, and Mineral Lease dated October 15, 1999 between Elizabeth Moursend, , Independent Executor of the Estate of Travis M. Moursund, deceased, as Lessor, and Kidd Production Company, as Lessee, recorded in Volume 223, Page 608 of the Official Records of Caldwell County, Texas covering the following described property:

Being a part of the John A. Neill League in Caldwell County, Texas, and being 110 acres of land situated six (6) miles east of Lockhart, and beginning at the east boundary line of said survey at the N. E. corner of a 150 acre tract, which said beginning corner is also the S. E. corner of what is known as the John A. Neill 1,500 acre selection out of the said league corner in public road; Thence S. 80 W. 1,008 varas to a stone for corner; Thence S. 10 E. 280 varas to the North line of a 435 acre tract of land out of said survey conveyed by Matthews and McKean to Josiah and Thomas W. Harper; Thence S. 80 W. with the North Line of said 435 acre tract 189.5 varas; Thence S. 10 E. 236 varas; Thence N. 80 E. 1197.5 varas to the East boundary line of said survey; Thence N. 10 W. 516 varas to the place of beginning.

**Reed**

Well Name: Reed (2 wells) Axis ID #70044-02  
RRC #: 07932  
County: Caldwell  
State: Texas

**R M Medlin**

Leasehold interest in 30 acres in the C. M. Cannon Survey, Caldwell County, Texas, as set out in Oil and Gas Lease dated July 20, 1929, from R. M. Medlen and wife, Donie Medlen, Lessors, and Dancinger Oil and Refining Company of Texas, Lessee, as recorded in Volume 141, Page 364, Deed Records of Caldwell County, Texas, and assigned to Mark O. Williams and Tena A. Williams d.b.a. Gauge Oil Company by assignment dated March 4, 2005, recorded in Volume 412, Page 585, of the Official Public Records of Real Property of Caldwell County, Texas.

**W D Moore**

Oil, Gas and Mineral Lease dated December 6, 1978, between W. D. Moore, Jr., et al, as Lessor and W. C. Riddle and Morton Shefts d/b/a Riddle and Shefts, as Lessee, recorded in Volume 401, Page 328, of the Real Property Records of Caldwell County, Texas, and assignment of lease dated March 2, 1993 from the Estate of W. C. Riddle to Morton Shefts recorded in Volume 88, Page 78 of the Real Property Records of Caldwell County, Texas covering 100 acres of land, more or less, in the W. C. Swearingen Survey, more fully described in said lease and assignment

**Abe Luce**

That certain Oil and Gas Lease, dated December 13, 1999 by and between G. W. Taylor and wife, Maurine Taylor, as Lessors, and Mark O. Williams and Tena A. Williams d/b/a Gauge Oil Company as Lessee, recorded in Volume 226, Page 559 of the Official Public Records of Real Property of Caldwell County, Texas, covering the following described 50 acres of land, to-wit:

BEING all that certain lot, tract or parcel of land, lying and being situated in Caldwell County, Texas, and being a part of John A. Neill League, A-20, and described by metes and bounds as follows:

BEGINNING at J. M. Robertson Southwest corner;

THENCE North 10 West 1430 varas to a stake;

THENCE South 80 West 197 varas to a stake;

THENCE South 10 East 1430 varas to a stake;

THENCE North 80 East to the place of beginning, containing 50 acres of land, more or less, the same being the tract of land conveyed to S. B. Robertson by R. Robertson, recorded in Volume 9, at 357 and 358, of the County Records of Caldwell County, Texas.