

STATE OF TEXAS

COUNTY OF NAVARRO

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2013-18
FILED FOR RECORD
AT 11:20 CLOCK A.M.

JAN 15 2013

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY  DEPUTY

NOTICE OF FORECLOSURE SALE

Date: January 15, 2013

Deed of Trust, Security Agreement, Financing Statement and Assignment of Production (as modified, the "Deed of Trust"):

Dated: October 30, 2008

Mortgagor: REOSTAR ENERGY, CORPORATION

Trustee: RANDALL OSTERBERG

Lender: BT AND MK ENERGY AND COMMODITIES, LLC
(as successor in interest to Union Bank of California, N.A., as
Administrative Agent ["Original Lender"])

Recorded in: Document Number 00009947, Official Public Records,
Navarro County, Texas

Secures: Note ("Note") in the original principal amount of
\$25,000,000.00, executed by Grantor and payable to the
order of Original Lender, and all extensions, renewals,
replacements, and amendments thereof, and all other
indebtedness of Grantor to Lender or to Original Lender, as
assigned to Lender

Assignment: The liens and security interests of the Deed of Trust, along
with the Note, were transferred and assigned from Original
Lender to Lender by that certain Assignment Agreement
dated as of August 17, 2010.

Property: The Realty Collateral (as defined in the Deed of Trust) and
the Personalty Collateral (as defined in the Deed of Trust,
and the Fixture Collateral (as defined in the Deed of Trust)
secured by the Deed of Trust, including without limitation
the real property described in the attached Exhibit A

Substitute
Trustee: Brack Bryant and/or Keenan Kolendo and/or Brad
Holdbrook and/or Caroline Nowlin

Substitute Trustee's Address: Haynes and Boone, LLP
2323 Victory Avenue
Suite 700
Dallas, Texas 75219

Foreclosure Sale:

Date: Tuesday, February 5, 2013

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10 a.m. and 4 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and it will conclude no later than 4:00 p.m.

Place: Navarro County Courthouse in Corsicana, Texas, in the area designated by the County Commissioner's Court

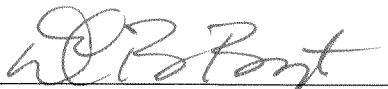
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Lender'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 and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

[Remainder of this page intentionally left blank. Signature page immediately follows.]



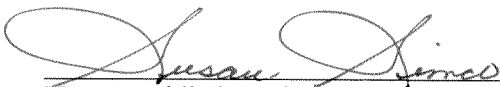
Brack Bryant, Substitute Trustee

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on this 14th day of January, 2013, by Brack Bryant, in his capacity as substitute trustee.



(SEAL)



Notary Public in and for the State of Texas

Exhibit A: Property Description

EXHIBIT A

Property Description

(See attached.)

EXHIBIT A LEASES

OFFICIAL RECORD													
LEASE/COUNTY	GRANTOR	GRANTEE	VOL	DOC/BK	PAGE	DATE	BRIEF DESCRIPTION						
BARRY (NAVARRO)	BRYAN T BARRY, ET AL	CORSICANA PETROLEUM	108		463	10/5/2001	104.3 ACRES, MOL, J CAIRNES SURVEY, A-158						
	W H BARTH	RUFUS HARDY	92		431	10/19/1898	37 ACRES, MOL, JEHU PEOPLES SURVEY						
MINERAL RESERVATION													
BENTON	CORSICANA PETROLEUM	J W DENTON	142		44	2/5/1906	144.54 ACRES, MOL, BOWEN SURVEY, A-69						
BENTON	CORSICANA PETROLEUM	J W DENTON	142		49	2/5/1906	48.27 ACRES, MOL, W R BOWEN SURVEY						
BLACKBURN	JAMES M BLACKBURN	TRUSTEES OF MAGNOLIA P C	207		248	5/29/1918	125.78 ACRES, MOL, EXCEPT 30 ACRES						
BOUNDS (NAVARRO)	REX T BOUNDS, ET UX	R H MOORE, SR, ET AL	647		572	5/20/1938	50.00 ACRES, MOL, M J TIDWELL SURVEY, A-798						
BRETHAULT (NAVARRO)	CELENA R BRETHAULT	RIFE OIL PROPERTIES, INC	1312		129	5/22/1995	139.34 ACRES, MOL, J W CAIRNES SURVEY, A-158						
CAVENDER "B" (NAVARRO)	J T CAVENDER	SOUTHWEST HYDROCARBON	698		172	3/28/1963	25.0 ACRES, MOL, S F MCCANDLESS SURVEY, A-516						
CENTRAL (NAVARRO)	MAGNOLIA PETRO CO	COFFIELD & GUTHRIE, INC	700		65								
CHAPMAN "C" (SMITHLOW)	BARBARA MOE, TRUSTEE	C L BROWN, III	357		144	6/26/1933	322.70 ACRES, MOL, J W CAIRNES SURVEY, A-158						
CHAPMAN "C" (ALL RIGHTS)	DORIS GILLEN, ET AL	REOSTAR ENERGY CORP	1218	4120PR	48	3/5/1991	546.721 ACRES, MOL, H G ANDERSON SURVEY, A-17						
DREBEN	JACOB DREBEN, ET UX	O C KENT	322		266	5/10/1927	222.693 ACRES, MOL, H G ANDERSON SURVEY, A-17						
DREBEN	MORRIS L DREBEN	COFFIELD & GUTHRIE, INC	561		331	12/31/1953	60.0 ACRES, MOL, S F MCCANDLESS SURVEY, A-516						
FLEMING "A" (NAVARRO)	R D FLEMING	W R DESKIN	543		123	10/20/1952	27.5 ACRES, MOL, S F MCCANDLESS SURVEY, A-517						
J A GARVIN	WM D THOMAS, ET AL	RIFE OIL PROPERTIES, INC	1319		526	6/15/1995	116.40 ACRES, MOL, J SMITH SURVEY, A-726						
MINERAL RESERVATION													
GIBSON (NAVARRO)	CORSICANA PETROLEUM	JOHN S GIBSON	134		55	8/26/1905	57.0 ACRES, MOL, J W CAIRNES SURVEY, A-158						
GILETT-HILL (NAVARRO)	JAMES HAMILTON HILL II, EXE	CROWN CENTRAL PETRO	924		647	10/1/1979	337.4 ACRES, MOL, W R BOWEN SURVEY, A-51						
GILETT-HILL (NAVARRO)	DORIS P SCHUMACKER	CROWN CENTRAL PETRO	924		649	10/2/1979	100.0 ACRES, MOL, J W CAIRNES SURVEY, A-158						
GILETT-HILL (NAVARRO)	LESLIE ERSKIN DIXON, ET VIR	CROWN CENTRAL PETRO	924		651	10/2/1979	100.0 ACRES, MOL, J W CAIRNES SURVEY, A-158						
ELLA JACKSON	JOHN C ALLEN, ET AL	T L WESTERMAN	1164		715	6/7/1988	488.4 ACRES, MOL, W R BOWEN SURVEY, A-51						
KERR I (NAVARRO)	MRS S A KERR	CORSICANA PETROLEUM	157		308	8/1/1909	213.0 ACRES, MOL, W R BOWEN SURVEY, A-57						
KERR I (NAVARRO)	S A KERR	CORSICANA PETROLEUM	148		465	6/13/1907	213.0 ACRES, MOL, W R BOWEN SURVEY, A-57						
KING "A" (NAVARRO)	BELLAH KING, ET AL	W S GUTHRIE	546		232	1/1/1953	177.6 ACRES, MOL, J W CAIRNES SURVEY, A-158						
KING "B" (NAVARRO)	ROBERT KING, ET AL	W S GUTHRIE	548		51	1/1/1953	10.0 ACRES, MOL, J W CAIRNES SURVEY, A-158						
	ANNA KING	REOSTAR ENERGY CORP		9468		10/20/2008	177.6 ACRES, MOL, J W CAIRNES SURVEY, A-158						
	GEORGE LEONARD, III	REOSTAR ENERGY CORP		9467		10/20/2008	177.6 ACRES, MOL, J W CAIRNES SURVEY, A-158						
	JOSEPH R PICKETT	REOSTAR ENERGY CORP		9469		10/20/2008	177.6 ACRES, MOL, J W CAIRNES SURVEY, A-158						
MCKINNEY	BERNIA MCKINNEY, ET VIR	COFFIELD & GUTHRIE, INC	531		541	1/31/1952	350.4 ACRES, MOL, W R BOWEN SURVEY, A-57						
SOUTH MURUS (NAVARRO)	CHARLES MURUS	RUFUS HARDY	92		425	09/02/1898	103 ACRES, MOL, J PEOPLES SURVEY, A-9						
MUNSEY & MUNSEY	B B MUNSEY, ET AL	S H INNON	200		682	5/1/1916	99 ACRES, MOL, M J TIDWELL SURVEY, A-798						
PIERCE	SARAH H FALK, REV TRUST UA	REOSTAR ENERGY CORP		11957		5/29/2007	246.1 ACRES, MOL, S F MCCANDLESS SURVEY, A-516						
PIERCE	SARAH H FALK, REV TRUST UA	REOSTAR ENERGY CORP		11958		5/29/2007	246.1 ACRES, MOL, S F MCCANDLESS SURVEY, A-516						

EXHIBIT A

LEASES

OFFICIAL RECORD						
LEASE/COUNTY	GRANTOR	GRANTEE	VOL.	BOOK	PAGE	BRIEF DESCRIPTION
PERCHE	SARAH HEALK	RIFE OIL PROPERTIES, INC	1520		222	246 1 ACRES, MOL, S F MCCANLESS SURVEY, A-516
STOUT	J F STOUT	P M LEA, ET AL	103		400	100 0 ACRES, MOL, S F MCCANLESS SURVEY, A-516
TATUM "A" (NAVARRO)	G L TATUM, ET AL	STERKOL, PETRO CO	513	4502	396	57 5 ACRES, MOL, S EVERETT SURVEY, A-255
WORTHY, J A	J W MOORE, ET UX	C L WITHERSPOON	176		513	67 56 ACRES, MOL, J W CAIRNES SURVEY, ET AL
MINERAL RESERVATION						
WRIGHT "A" (NAVARRO)	CORSICANA PETROLEUM	W C CLEMENTS, JR	139		451	39 ACRES, MOL, W R BOWEN SURVEY, A-57
WRIGHT, J J W & H (NAV)	JOHN J WRIGHT, ET AL	TRUSTEES OF MAGNOLIA P C	202		138	109 43 ACRES, MOL, W R BOWEN SURVEY, A-57