

2017-102

FILED FOR RECORD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AT 10:45 O'CLOCK a.m.

STATE OF TEXAS §

SEP 12 2017

COUNTY OF NAVARRO §

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY  DEPUTY

WHEREAS, on October 30, 2008, ReoStar Energy Corporation ("Borrower") executed as grantor, that certain Deed of Trust, Security Agreement, Financing Statement and Assignment of Production (as same may have been heretofore renewed, amended, modified and/or extended, the "Deed of Trust") which is recorded under Document Number 00009947 of the Real Property Records of Navarro County, Texas, which conveyed to the trustee named therein the property described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with any and all other property described in the Deed of Trust and not previously released of record, including, but not limited to, any and all personal property, fixtures, improvements and appurtenances described therein (collectively, the "Property"), to secure Union Bank, N. A., formerly known as Union Bank of California, N. A., as assigned to Zumaque Energy Group USA, LLC (formerly known as BT and MK Energy Commodities, LLC), and, subsequently assigned to Rife Energy Services, LLC ("Lender") in the payment of, among other things, the indebtedness represented by that certain Note (as same may have been heretofore renewed, amended, modified and/or extended, the "Note") dated October 30, 2008, in the original principal amount of \$25,000,000 (the "Indebtedness"), executed by Borrower and originally made payable to Union Bank of California, N. A.; and,

WHEREAS, Lender is the present holder of the Note and beneficiary of the Deed of Trust and has designated any one of the undersigned or David Archer as Substitute Trustee under the Deed of Trust; and,

WHEREAS, default has occurred in the payment of the Indebtedness, the Indebtedness is wholly due, and Lender has requested the undersigned to sell the Property toward satisfaction of the Indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 3, 2017, I will sell at public auction the Property at the front steps, south side of the Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, Texas 75110 or at such other location as may be designated from time to time by the Commissioner's Court of Navarro County, Texas, to the highest bidder for cash. The earliest time the sale will occur is at 1:00 PM, and the sale will be conducted no later than three hours thereafter. The street address of David Archer is 1200 Summit Avenue, Suite 210, Fort Worth, Texas 76102.

WTINESS MY HAND this 11th day of September, 2017.



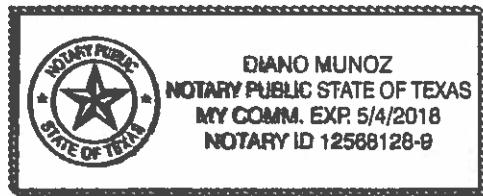
David Archer, Substitute Trustee

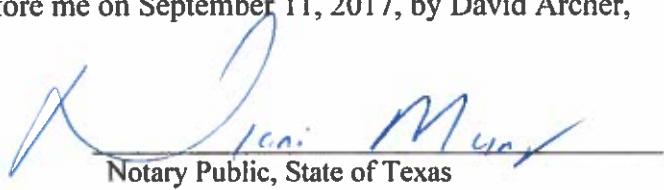
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF Midland §

This instrument was acknowledged before me on September 11, 2017, by David Archer,
Substitute Trustee.




Diano Munoz

Notary Public, State of Texas

EXHIBIT A

[Follows this page]

EXHIBIT A
TO
DEED OF TRUST, SECURITY AGREEMENT, FINANCING STATEMENT AND
ASSIGNMENT OF PRODUCTION

Any reference in this Exhibit A is for warranty of interest, administrative convenience, and identification and shall not limit or restrict the right, title, interest, or Properties covered by this Deed of Trust. All right, title and interest of Mortgagor in the Properties described herein and in Exhibit A are and shall be subject to this Deed of Trust, regardless of the presence of any property not described herein.

Unless otherwise expressly provided, all recording references in this Exhibit are references to the official public records of real property in the county or counties (or parish or parishes) in which the Mortgaged Property is located and in which record documents relating to the Mortgaged Property are recorded, whether Conveyance Records, Deed Records, Mortgage Records, Oil and Gas Records, Oil and Gas Lease Records, or other records.

All properties owned by ReoStar Energy Corporation, et al, under the Deed of Trust recorded at Document Number 00009947 of the Real Property Records of Navarro County, Texas, including, but not limited to that property covered under that certain Special Warranty Deed dated June 12, 2007 conveyed by JMT Resources, Ltd., Grantor, to ReoStar Energy Corporation, Grantee, recorded at Document No. 00005793, Official Public Records, Navarro County, Texas; and, that certain Construction Deed of Trust dated October 2, 2007 by and between ReoStar Energy Corporation, Grantor, and Texas Capital Bank, National Association, Grantee, and recorded at Document No. 00010809, Official Public Records, Navarro County, Texas, said land being described as that certain tract or parcel of land, lying and being situated in the County of Navarro, State of Texas, part of the John Peoples One League Grant, Abstract No. 9, and being also a part of what is known as the "Water Works Tract" conveyed by Guy S. Callett, Receiver, to John Sealy, by Deed dated December 7, 1909, and recorded in Volume 157, Page 122 of the Deed Records of Navarro County, Texas and being further described by metes and bounds as follows:

BEGINNING at the point of intersection of the South Right-of-Way line of a 40 foot oiled road and the West Right-of-Way line of a 35 foot graded road, said point being North 42° 45' West 1167 feet; North 35° 30' West 3450 feet; and North 44° 00' East 6512 feet from the Southwest corner of the John Peoples Survey, the same being the Northeast corner of tract of land containing 698.97 acres, known as the Magnolia Petroleum Company's Water Works Tract;

THENCE South 46° 00' East 500 feet to a 2 inch I. P.;

THENCE South 44° 00' West 871 feet to a 2 inch I. P.;

THENCE North 46° 00 West 500 feet to a 2 inch I. P.;

THENCE North 44° 00 East 871 feet to a 2 inch I. P., the PLACE OF BEGINNING, and containing 10.00 acres, more or less, and being the same lands described in a Deed from H. H. Coffield and W. S. Guthrie to Southwestern Hydrocarbon Company by Assignment and Conveyance dated December 31, 1956, recorded in Volume 623, Page 399, Deed Records of Navarro County, Texas.

REAL PROPERTY

10 acres situated in the J Peoples Survey, Abstract No. 10009, Tract 27A	<u>Physical Address:</u> 946 SE CR 0020 Corsicana, TX 75109
3500sqf Field Office Building and all additions and appurtenances thereto	<u>Physical Address:</u> 946 SE CR 0020 Corsicana, TX 75109
4000sqf Field Shop	<u>Physical Address:</u> 946 SE CR 0020 Corsicana, TX 75109
All Furniture, Fixtures and all other Real Property on the premises, whether expressly identified herein or not, located at:	<u>Physical Address:</u> 946 SE CR 0020 Corsicana, TX 75109

SAVE AND EXCEPT all Oil and Gas Leases and Wells on any such leases and the Personal Property on said leases as Described in Exhibit A on said Deed of Trust, Security Agreement, Financing Statement and Assignment of Production among ReoStar Energy Corporation, Mortgagor, Debtor and Grantor, and Union Bank of California, N. A., Mortgagee, Secured Party and Grantee, and recorded at Document No. 00009947, Official Public Records, Navarro County, Texas.
