

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

### **1. Date, Time, and Place of Sale:**

Date: March 5, 2024

Time: The earliest time at which the sale will begin is 10:00 a.m. The sale will begin at 10:00 a.m. or not later than three (3) hours after that time.

Place of Sale: Goliad County Courthouse, 127 N. Courthouse Square, Goliad, Texas 77963 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

### **2. Instrument to be Foreclosed:**

The security interest and contract lien granted to United Texas Oil LLC, as operator ("Operator"), by Deep River Group, LLC ("Debtor"), as assignee of the twenty percent (20.0000000%) working interest (the "Subject Interest") originally owned by Universal Geopower, LLC, to all of Debtor's right, title, and interest in and to the United Texas Oil, LLC—Scott No. 3H, API #42-175-33563 wellbore only (the "Well")<sup>1</sup>, as set forth in that certain: (i) McCaskill Prospect Exploration Agreement effective May 24, 2021; (ii) Operating Agreement dated June 14, 2021; and (iii) Oil and Gas Lease from Walter B. Scott et ux to SCS Operating Company, LLC, dated August 1, 2010, and recorded in Volume 257, Page 533 of the Official Records of Goliad County, Texas, as amended by the January 19, 2013 filing recorded in Volume 405, Page 636 of the official Records of Goliad County, relating to that certain 424.8 acres and including all depths from the surface of the Earth down to 12,150 feet (collectively, the "Agreement").

### **3. Terms of Sale.**

The Subject Interest shall be sold for cash, in "as is" condition, and without any warranty, express and/or implied, except as to warranty of title, and shall be purchased at the purchaser's own risk.

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<sup>1</sup> For the avoidance of doubt, the Subject Interest is burdened by a thirty percent (30%) mineral owner royalty and overriding royalty.

#### **4. Obligations Secured:**

The Three Hundred Forty Thousand Two Hundred Twenty and 76/100 dollars (\$340,220.76) of pro rata costs incurred by Operator and attributable to, and payable by, Debtor, pursuant to the terms and provisions of, and secured by, that certain security interest and contract lien granted to Operator, by Debtor, as assignee of the Subject Interest originally owned by Universal Geopower, LLC, to all of Debtor's Subject Interest in the Well, pursuant to the terms and provisions of the Agreement.

#### **5. Substitute Trustee(s) Appointed to Conduct Sale.**


In accordance with Texas Property Code Section 51.0076, Operator hereby appoints and authorizes John D. Herrmann, Christopher J. Matulis, Carlton D. Wilde, Jr., J. Daniel Long, and William R. Sudela, of the law firm Crady Jewett McCulley & Houren, LLP, 2727 Allen Parkway, Suite 1700, Houston, Texas 77019, as the duly authorized Substitute Trustee(s) to act under and by virtue of said Agreement.

#### **6. Property to be Sold at the Foreclosure Sale:**

That certain twenty percent (20.0000000%) working interest originally owned by Universal Geopower, LLC, and subsequently assigned to Debtor, in and to the United Texas Oil, LLC—Scott No. 3H, API #42-175-33563 wellbore only, as set forth in that certain: (i) McCaskill Prospect Exploration Agreement effective May 24, 2021; (ii) Operating Agreement dated June 14, 2021; and (iii) Oil and Gas Lease from Walter B. Scott et ux to SCS Operating Company, LLC, dated August 1, 2010, and recorded in Volume 257, Page 533 of the Official Records of Goliad County, Texas, as amended by the January 19, 2013 filing recorded in Volume 405, Page 636 of the official Records of Goliad County, relating to that certain 424.8 acres and including all depths from the surface of the Earth down to 12,150 feet.

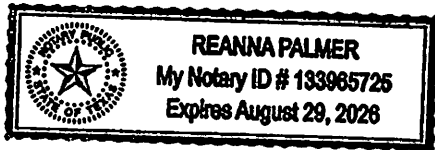
#### **7. Beneficiary:**

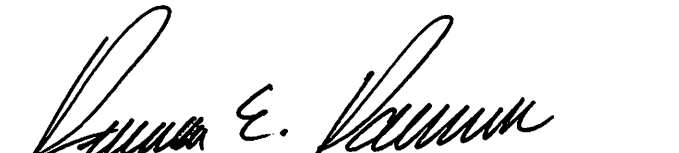
United Texas Oil LLC.

  
\_\_\_\_\_  
John D. Herrmann

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 13th day of February, 2024 by John D. Herrmann, Substitute Trustee.

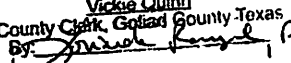


  
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Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**  
John D. Herrmann  
Cradly, Jewett McCulley & Houren, LLP  
2727 Allen Parkway, Suite 1700  
Houston, Texas 77019-2125

CERTIFICATE OF POSTING  
1:33 o'clock P. M.

FEB 13 2024

Vickie Quinn  
County Clerk, Galveston County, Texas  
By: 



Goliad County  
Vickie Quinn  
Goliad County Clerk

Instrument Number: 1

Foreclosure Posting

Recorded On: February 13, 2024 01:36 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1  
Receipt Number: 20240213000001  
Recorded Date/Time: February 13, 2024 01:36 PM  
User: Lorinda R  
Station: clerk01

**Record and Return To:**

JOE JOHNSON



STATE OF TEXAS  
Goliad County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Goliad County, Texas

Vickie Quinn  
Goliad County Clerk  
Goliad County, TX