

Foreclosure Notices November 3, 2020

1. Geomeg Energy LP

2. Gonzalez, Carlos, Gonzalez, Servando Jr.,  
Gonzalez Irene

3. Burns, Brian William

COPY

1

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. 201401476, in the Official Public Records of Bastrop 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** 10:51 Am  
**OCT 13 2020**  
 Rose Pletsch  
 Bastrop County Clerk

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 Bastrop County, Texas, under Clerk's File No. 201401477 of the Official Public Records of Bastrop 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: Bastrop County Courthouse in Bastrop, Texas, at the following location:

In the area of such Courthouse designated by the Bastrop County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the north entrance of the Bastrop County Courthouse at 803 Pine Street, Bastrop, Texas.

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 refileing 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.

### Bastrop County, Texas

#### Altsman No. 1 Well (RRC #13215) and Altsman No. 1-B Well (RRC #13283)

Tract One & Tract Two out of 39.20 acres of land more or less located in the Joshua Gray Survey, A-187, and the William Leach Survey, A-231, Bastrop County, Texas, and being the same land described in a Oil, Gas Lease, by and between Charles D. Altsman and wife, Lidia Rios Altsman, as Lessor, and Aggregate Aggravations, Inc., as Lessee, dated April 22, 2006, recorded in Volume 1628, Page 35-37, of the Official Records of Bastrop County, Texas.

Tract One: 2.07 acres of land, in a square, surrounding the oil well known as the Altsman No. 1 Well, RRC Identifier #13215, Bateman (Austin Chalk)

Tract Two: 2.07 acres of land, in a square, surrounding the oil well known as the Altsman No. 1-B Well, RRC Identifier #13283, Bateman (Austin Chalk)

### Reyes Leases

Those certain oil, gas and mineral leases, in Bastrop County, Texas, to-wit:

- a.) Oil, Gas and Mineral Lease dated September 24, 1990 by and between Hill Reyes, as Lessor and Billy Otto, Trustee, as Lessee covering 15.326 mineral acres out of the Addison Litton Survey, A-45 in Bastrop County, Texas, and recorded in Volume 583, Page 380 of the Official Records of Bastrop County, Texas.
- b.) Oil, Gas and Mineral Lease dated September 24, 1990 by and between Gomesindo H. Reyes, et al, as Lessor and Billy Otto, Trustee, as Lessee covering 15.326 mineral acres out of the Addison Litton Survey, A-45 in Bastrop County, Texas, and recorded in Volume 583, Page 376 of the Official Records of Bastrop County, Texas.
- c.) Oil, Gas and Mineral Lease dated September 24, 1990 by and between Amado Reyes, as Lessor and Billy Otto, Trustee, as Lessee covering 15.326 mineral acres out of the Addison Litton Survey, A-45 in Bastrop County, Texas, and recorded in Volume 583, Page 378 of the Official Records of Bastrop County, Texas.
- d.) Oil, Gas and Mineral Lease dated September 24, 1990 by and between Rudy Reyes, as Lessor and Billy Otto, Trustee, as Lessee covering 15.326 mineral acres out of the Addison

Litton Survey, A-45 in Bastrop County, Texas, and recorded in Volume 583, Page 638 of the Official Records of Bastrop County, Texas.

- e.) Oil, Gas and Mineral Lease dated December 19, 1990 by and between Bastrop Energy Group, as Lessor and Mark E. Thompson, as Lessee covering 91.958 acres out of the Addison Litton Survey, A-45 in Bastrop County, Texas, and recorded in Volume 590, Page 201 of the Official Records of Bastrop County, Texas.

Equipment: 4 210 bbl oil tanks  
 1 8 ft. x 20 ft. gun-barrel  
 1 fiberglass open top water tank  
 1 triplex pump  
 8 oil wells equipped with pumping units, rods and tubing  
 1 permitted injection well

#### Orgain Heirs Leases

Those certain oil, gas and mineral leases in Bastrop County, Texas, to-wit:

<u>Date</u>	<u>Recording Vol/Page</u>	<u>Lessor</u>	<u>Lessee</u>	<u>Acreage</u>	<u>Survey</u>
5-10-91	605/268	B. D. Orgain	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/300	Mrs. Marvel W. Orgain	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/268	Bachman Partnership #1	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/268	Texas Commerce Bank - Beaumont	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/356	Bessie Clinton Neugebauer	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/293	T. McCullough Strother	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/328	William Kemp Strother	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/307	William P. Bowdry	Bastrop Energy Group	50	Addison Litton A-45

5-10-91	605/363	Grace H. McCullough	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/314	Orgain E. McCullough	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/335	Virginia McCullough Filippelli	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/342	Lacy Albrecht Vento	Bastrop Energy Group	50	Addison Litton A-45
5-10-91	605/349	Susan Albrecht Burke	Bastrop Energy Group	50	Addison Litton A-45

\* Official or Real Property Records of Bastrop County, Texas.

Equipment: 2 210 bbl oil tanks  
6 ft. x 20 ft. gun-barrel  
1 fiberglass open top water tank  
2 oil wells equipped with pumping units, rods and tubing

PERSONAL PROPERTY

All oil wells, pumping units, casing rods, production tubing, separators, surface flowlines, wellheads, tanks and other equipment incidental to and used in connection with the production, treating and storing of minerals or the like (including oil and gas) from those certain oil, gas and mineral leases described in this Exhibit "A".

Signed for Identification:

Patricia L. Maab

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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**DATE:** October 7, 2020

**DEED OF TRUST:**

Date: October 15, 2013

Grantor: CARLOS GONZALEZ, predecessor in interest to SERVANDO GONZALEZ, JR. and IRENE GONZALEZ

Beneficiary: SPRING CREEK EQUITIES, LTD. aka SPRING CREEK INVESTMENTS, LTD.

Trustee: TIM KLEINSCHMIDT

Substitute Trustee: ROBERT E. BLACK

Substitute Trustee's Address:

ROBERT E. BLACK  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

Recorded in: Document No. 201313678, Real Property Records, Bastrop County, Texas

**PROPERTY:**

Being 15.880 acres, more or less, being called Tract 1, and being out of the James Reed Survey, Abstract No. 292, in Bastrop County, Texas, being the same property described in Deed of Trust recorded in Document No. 201313678, Official Public Records, Bastrop County, Texas, and being more particularly described on the attached Exhibit "A".

**NOTE SECURED BY DEED OF TRUST:**

**Date:** October 15, 2013

**Original Principal Amount:** \$92,940.35

**Holder:** SPRING CREEK EQUITIES, LTD. aka SPRING CREEK INVESTMENTS, LTD.

**FILED**

**OCT 13 2020**

Rose Pletsch  
Bastrop County Clerk

2:00 pm

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 3<sup>rd</sup> day of November, 2020.**

**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of Bastrop County, Bastrop, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**

*Robert E. Black*

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ROBERT E. BLACK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

Exhibit "A"

**DALE L. OLSON**

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 1, A 15.880 ACRE TRACT IN THE JAMES REID SURVEY, IN BASTROP COUNTY, TEXAS.

BEING a 15.880 acre tract or parcel of land out of and being a part of the James Reid Survey, A-292, in Bastrop County, Texas, and being a part of that certain 31.993 acre tract described in a deed from Fay Schneider to Spring Creek Equities, Ltd., recorded in Vol. 1802, Page 459, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the north corner of the said 31.993 acre tract, the intersection of the center of Piney Creek with the west or southwest line of Green Valley Drive, for the north or northeast corner of this tract.

THENCE with the west or southwest line of Green Valley Drive and east or northeast line of the said 31.993 acre tract, S 30 deg. 47 min. 14 sec. E, 149.55 feet to a 5/8 inch iron rod found near a chain link fence corner at the northeast corner of the Lower Colorado River Authority (LCRA) 0.1434 acre tract described in a deed recorded in Vol. 1430, Page 629, Bastrop County Deed Records, an angle corner of the 31.993 acre tract, for an angle corner of this tract.

THENCE around said LCRA 0.1434 acre tract, S 59 deg. 13 min. 15 sec. W, 62.34 feet to a 5/8 inch iron rod found near a chain link fence corner; S 14 deg. 11 min. 04 sec. W, 24.99 feet to a 5/8 inch iron rod found near a chain link fence corner; S 30 deg. 47 min. 14 sec. E, 62.32 feet to a 5/8 inch iron rod found near a chain link fence corner; N 59 deg. 13 min. 15 sec. E, 80.00 feet to the southeast corner of same, a 5/8 inch iron rod found near a fence corner in the west or southwest line of Green Valley Drive, an angle corner of the 31.993 acre tract, for an angle corner of this tract.

THENCE continuing with the west or southwest line of Green Valley Drive and northeast line of the 31.993 acre tract, S 30 deg. 47 min. 14 sec. E, 382.52 feet to a 5/8 inch iron rod found at the northeast corner of the Cindy Gelsman 3.847 acre tract described in a deed recorded in Vol. 920, Page 258, Bastrop County Deed Records, an angle corner of the 31.993 acre tract and this tract.

THENCE with the north line of the Gelsman 3.847 acre tract, S 60 deg. 39 min. 32 sec. W, 589.97 feet to the northwest corner of same, a 5/8 inch iron rod found at an interior corner of the 31.993 acre tract, for an interior corner of this tract.

THENCE with the southwest line of the Gelsman 3.847 acre tract, S 42 deg. 51 min. 35 sec. E, 346.29 feet to the south corner of same, a 1/2 inch iron rod found for the most southerly east corner of this tract.

THENCE crossing said 31.993 acre tract, S 58 deg. 52 min. 07 sec. W, 516.54 feet to a 60d nail set in the southwest line of same and center of Piney Creek, for the south or southwest corner of this tract, from which a 5/8 inch iron rod set for reference bears N 58 deg. 52 min. 07 sec. E, 143.56 feet.

THENCE with the meanders of the center of Piney Creek, N 62 deg. 12 min. 32 sec. W, 169.73 feet to a point; N 38 deg. 11 min. 30 sec. W, 148.79 feet to a point; N 01 deg. 47 min. 25 sec. E, 132.06 feet to a point; N 04 deg. 07 min. 52 sec. E, 108.52 feet to a point; N 20 deg. 48 min. 07 sec. E, 379.91 feet to a point; N 27 deg. 11 min. 29 sec. E, 126.38 feet to a point; N 43 deg. 46 min. 40 sec. E, 92.94 feet to a point; N 05 deg. 14 min. 00 sec. W, 150.33 feet to a point; N 21 deg. 49 min. 11 sec. E, 134.04 feet to a point; N 53 deg. 56 min. 45 sec. E, 52.13 feet to a point; N 78 deg. 47 min. 09 sec. E, 308.45 feet to the POINT OF BEGINNING, containing 15.880 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

OR Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2008 Dale L. Olson Surveying Co.

Order #: 144607-1

Date Created: 03/20/08

3

**Notice of Appointment and Substitute Trustee's Sale**

**Date:** October 13<sup>th</sup>, 2020

**Substitute Trustee:** Javier Martinez

**Trustee Address:** P.O Box 151114, Austin, TX 78715

**Borrower:** Brian William Burns

**Borrower's Address:** 105 Deer Run, Smithville, TX 78957

**Lender:** Rebecca Huntress

**Lender's Address:** 418 Hernandos Loop, Leander, TX 78641

**Note:** Note dated December 31<sup>st</sup>, 2019 in the amount of \$79,500.00

**Deed of Trust**

**Date:** December 31<sup>st</sup>, 2019

**Grantor:** Brian William Burns

**Lender:** Rebecca Huntress

**Property:** Lots 256, 257, and 258, Indian Lake Subdivision, Section II, A Subdivision in Bastrop County, Texas, According to the map or plat thereof, Recorded in Cabinet No. 1, Page 67B, Plat Records of Bastrop County, Texas

(Commonly Known As: 105 Deer Run, Smithville, TX 78957)

County: Bastrop

Date of Sale (first Tuesday of month): November 3<sup>rd</sup>, 2020

Time of Sale: 1:00 pm

Place of Sale: The Foreclosure sale will be conducted in the area designated by the Bastrop County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code at the place where the foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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

**FILED**

**OCT 13 2020**

Rose Pietsch  
Bastrop County Clerk

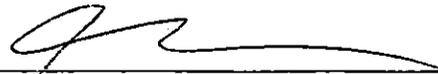
2:17pm

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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Lender has appointed Javier Martinez as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by the Trustee.

Notice is given that on the Date of Sale, Original Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



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Javier Martinez, attorney for Lender,

Alvarez Legal PLLC  
P.O Box 151114  
Austin, TX 78745  
Tel: 956-821-0278  
Fax: 281-581-0279