

002208

July 1, 2025

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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The undersigned is the Substitute Trustee pursuant to the following (1) Promissory Note dated February 12, 2016, in the original principal sum of \$1,000,000.00, executed by EAGLE PRODUCTION, L.L.C. and payable to the order of said Beneficiary as therein provided, said Note being more particularly described in and secured by a Deed of Trust, Mortgage, Security Agreement, Assignment of Production and Financing Statement dated February 12, 2016, executed by EAGLE PRODUCTION, L.L.C., and recorded in Volume 423, Page 344, Real Property Records of Runnels County, Texas; (2) Promissory Note dated February 6, 2017, in the original principal sum of \$1,500,000.00, executed by EAGLE PRODUCTION, L.L.C. and payable to the order of said Beneficiary as therein provided, said Note being more particularly described in and secured by a First Amendment to Deed of Trust, Mortgage, Security Agreement, Assignment of Production and Financing Statement dated February 6, 2017, executed by EAGLE PRODUCTION, L.L.C., and recorded in Volume \_\_\_, Page \_\_\_4, Real Property Records of Runnels County, Texas; (3) Promissory Note dated March 20, 2018, in the original principal sum of \$1,493,561.30, executed by EAGLE PRODUCTION, L.L.C. and payable to the order of said Beneficiary as therein provided, said Note being more particularly described in and secured by a Second Amendment to Deed of Trust, Mortgage, Security Agreement, Assignment of Production and Financing Statement dated March 20, 2018, executed by EAGLE PRODUCTION, L.L.C., and recorded in Volume 454, Page 488, Real Property Records of Runnels County, Texas, and conveying the following described property to MARSHALL SHANE LOUDER as Trustee to secure payment of said Promissory Note; Assignment of Rights in Deed of Trust dated March 29, 2021, recorded in Instrument Number 210804; and (4) Joint Operating Agreement dated July 9, 2015, executed by EAGLE PRODUCTION, INC., a Texas corporation (the "Grantor"), and recorded in Volume 464, Page 274, Official Public Records of Runnels County, Texas to secure payment of the obligations and indebtedness therein, the above described Deeds of Trust and Joint Operating Agreement create a lien against oil and gas leases and any **overriding royalty interests derived from oil and gas production located on the following described real property situated in Runnels County, Texas:**

1. Holle Lease:

All of Grantor's 100% Leasehold (81.668% Net Revenue) Interests in and to and/or derived from that certain Oil and Gas Lease dated October 2, 2011, from Todd W. Holle and wife, Judy A. Holle, as Lessors, to Force Oil Co., as Lessee, recorded in Volume 354, Page 438 of the Real Property Records of Runnels County, Texas, covering the following described lands, to-wit:

150 acres, more or less, a part of the Thomas Flanagan Survey No. 170, Abstract 787, Runnels County, Texas; said 150.0 acres, more or less, described in a Warranty Deed, dated March 12, 1927, from W.B. Thompson and wife Katie Thompson to Claud Thompson, recorded in Volume 135, at Page 46, of the Deed Records, Runnels County, Texas. AND 160.0 acres, more or less, a part of the CH. Earnest Survey No. 166, Abstract 996, Runnels County, Texas; said 160 acres, more or less, described in a Deed, dated August 9, 1946, from J.C. Smith, et ux to Bill Smith, recorded in Volume 203, at Page 546, of the Deed Records, Runnels County, Texas.

POSTED June 10<sup>th</sup> 2025  
At 4:40 o'clock P M  
Jennifer Hoffpauir  
County Clerk, Runnels County, Texas  
By Chris Hample Deputy

2. Zappe/Billmeir Lease:

All of Grantor's 100% Leasehold (75.00% Net Revenue) Interests in and to and/or derived from that certain Oil and Gas Lease dated October 1, 2013, from Pat Zappe-Billmeier. As Lessor, to Eagle Production, Inc., as Lessee, recorded in Volume 386, Page 386, and as evidenced by a Memorandum of Oil and Gas Lease recorded in Volume 386, Page 481 of the Real Property Records of Runnels County, Texas, covering the following described lands, to wit:

392.7 acres, more or less, a part of the E.T.R.R. Co. Survey, No. 169, Abstract 169, Runnels County, Texas; and said 392.7 acres, more or less, described as the "First Tract under Exhibit A" in a Partition Deed, dated June 1, 2012, by and between Mary Carolyn Liberda and others, recorded in Volume 364, at Page 437, of the Official Records, Runnels County, Texas.

3. Ferrell Lease:

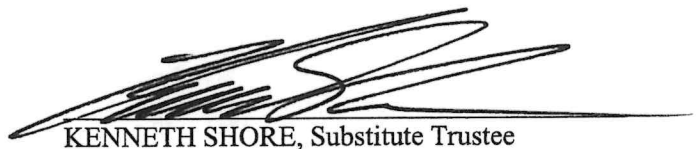
All of Grantor's 100% Leasehold (75.00% Net Revenue) Interests in and to and/or derived from that certain Oil and Gas Lease dated May 6, 2014, from Mary Carolyn Liberda and Dorothy Ann Psencik Ferrell, as Lessors, to Eagle Production, Inc., as Lessee, and as evidenced by a Memorandum of Oil and Gas Lease recorded in Volume 395, Page 25, of the Real Property Records of Runnels County, Texas, covering the following described lands, to wit:

292.7 acres, more or less, a part of the C. H. Earnest Survey No. 166, Abstract 996 and a part of the E.T.R.R. Co. Survey No. 169, Abstract 169, Runnels County, Texas; said 292.7 acres, more or less, described as the "Second Tract" under Exhibit B in a Partition Deed, dated June 1, 2012, by and between Mary Carolyn Liberda and others, recorded in Volume 364, Page 437, of the Official Records of Runnels County, Texas.

Because of default in performance of the obligations of the above described Deeds of Trust, Joint Operating Agreement and subsequent Judgment and other indebtedness secured thereby, and because of the failure of the Grantor to cure the default, I, as Substitute Trustee, will sell the property by public auction to the highest bidder for cash to satisfy the indebtedness secured by the Joint Operating Agreement. The Substitute Trustee' Sale will be conducted at the following place, date and time, or within three hours after that time.

**Place of Sale of Property:** At the location officially designated by the Runnels County Commissioners' Court for foreclosure sales at the Runnels County Courthouse in Ballinger, Runnels County, Texas.

**Date and Earliest Time of Sale of Property:** Tuesday, July 1, at 10:00 a.m.



KENNETH SHORE, Substitute Trustee