

STATE OF TEXAS §
 §
COUNTY OF SCURRY §

NOTICE OF FORECLOSURE SALE

Date: August 9, 2019

Deed of Trust, Fixture Filing, Assignment of As-Extracted Collateral, Security Agreement and Financing Statement ("Deed of Trust"):

Dated: June 6, 2017

Grantor: King Operating Fund I LP

Trustee: JIM MILLS, SUSAN MILLS, EMILY NORTHERN,
TERRY BROWDER, LAURA BROWDER, MARSHA
MONROE, DARLY DRAIN, CHRISTIN DELAROSA,
DOUG NEFF, ED HENDERSON, CINDY DRAIN,
KAMIE SMITH, ALTON PATTERSON, MARLEY ROSS

Trustee's Address: P.O. Box 9932, Austin, Texas 78766

Beneficiary: OCM FIE, LLC

Recorded in:

JURISDICTION	FILE NO. INFORMATION	FILE DATE
Live Oak County, TX	221716 Volume: 356 Page: 175	6/30/2017
Panola County, TX	202735 Volume: 1924 Page: 813	6/30/2017
Schleicher County, TX	20170000378 Volume: 510 Page: 1026	6/30/2017
Scurry County, TX	2017-20171990 Volume: 909 Page: 627	6/30/2017
Sutton County, TX	63783	6/30/2017

FILED 8/13 A.D. 2019
LIVE OAK COUNTY, TEXAS
IDA YASQUEZ, CLERK, COUNTY COURT
BY Sharon Lomas DEPUTY
AT 1:02 O'CLOCK p.m.

Secures: Payment of the Indebtedness (as defined in the Deed of Trust), and the performance of the covenants and obligations contained in the Deed of Trust, including obligations under that certain Note Purchase Agreement (as amended, supplemented or otherwise modified from time to time, the "Note Purchase Agreement"), dated June 6, 2017, in the original principal amount of \$75,000,000, executed by (i) King Operating Fund I LP, as issuer, (ii) OCM SSF King Debt Holdings, LLC, as holder, with each of the holders signatory to the Note Purchase Agreement (collectively, the "Holders"), and (iii) OCM FIE, LLC, as administrative agent and collateral agent (the "Administrative Agent"), and all other indebtedness of King Operating Fund I LP to OCM SSF King Debt Holdings, LLC under the note documents related to the Note Purchase Agreement.

Property: The Deed of Trust Property (as defined in the Deed of Trust), including, without limitation, the real property, improvements, and personal property described in and mortgaged in the Deed of Trust described in the attached Exhibit A, and all rights and appurtenances thereto.

Mortgage Servicer: OCM FIE, LLC

Mortgage Servicer's Address: c/o Oaktree Capital Management, L.P., 333 S. Grand Ave., 28th Floor, Los Angeles, CA 90071, Attn: Rusty Hill

Foreclosure Sale:

Date: Tuesday, September 3, 2019

Time: The sale of the Property ("Foreclosure Sale") will take place no earlier than 1:00 p.m. (Central time), and conclude no later than three hours after such time.

Place: Scurry County Courthouse in Snyder, Texas, in the area designated by the Scurry County Commissioners 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 the Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred (i) in the performance of the obligations under the Note Purchase Agreement, including the default of payment of the amounts due thereunder, and (ii) in the performance of the obligations of the Deed of Trust. Because of such defaults, the Beneficiary has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of the Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust and listed in Exhibit A in accordance with the Beneficiary'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 for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

The Mortgage Servicer may postpone, withdraw, or reschedule the Foreclosure Sale for another day. In that case, Trustee need not appear at the Date, Time, and Place for the Foreclosure Sale described above 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 Deed of Trust and the Texas Property Code. The reposting or refiling may be after the Date for the Foreclosure Sale described above.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Mortgage Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS", WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES, EXCEPT FOR GRANTOR'S WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST, AND AT PURCHASER'S OWN RISK. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Notice is given that before the Foreclosure Sale the Mortgage Servicer may appoint another person as a substitute Trustee to conduct the Foreclosure 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.

/s/ 

Name: Jordan Kruse
Authorized Signatory
OCM FIE, LLC



/s/ 

Name: Rusty Hill
Authorized Signatory
OCM FIE, LLC

EXHIBIT A

Property Description

Exhibit A - Leases
Scurry County, Texas

Lease Number	Lessor	Original Lessee	Lease Date	Book	Page	Limitations
TX-415-002-000056	Fred W. Campbell, Individually and as Trustee of the Fred W. Campbell Trust, created under the Will of Ellen Jo Campbell, deceased	Nehemiah Energy, LP	8/19/11	748	264	
TX-415-002-000054	James L. McMillan and wife Cynthia G. McMillan	Nehemiah Energy, LP	8/18/11	748	113	
TX-415-002-000244	Offie Joe Stevenson	Nehemiah Energy, LP	1/12/13	819	782	
TX-415-002-000245	Gorgon Dillard Stevenson Exempt Trust	Nehemiah Energy, LP	1/12/13	819	682	
TX-415-002-000246	Julia Margaret Appleton	Nehemiah Energy, LP	1/12/13	819	654	
TX-415-002-000247	Fimis Appleton Werner	Nehemiah Energy, LP	1/12/13	819	808	
TX-415-002-000248	Ben Wayne Scott	Nehemiah Energy, LP	1/12/13	819	759	
TX-415-002-000249	William Edward Kramer	Nehemiah Energy, LP	1/12/13	819	716	
TX-415-002-000250	Gayle Mullins	Nehemiah Energy, LP	1/12/13	819	733	
TX-415-002-000251	Susan Kay Merrill	Nehemiah Energy, LP	1/12/13	819	731	
TX-415-002-000252	Diane Pate Buchanan	Nehemiah Energy, LP	1/12/13	819	668	
TX-415-002-000280	Cheryl Blodgett Castaneda	Nehemiah Energy, LP	5/30/13	829	864	
TX-415-002-000281	Bruce Blodgett	Nehemiah Energy, LP	5/30/13	829	866	
TX-415-002-000282	Morris Leach	Nehemiah Energy, LP	2/19/13	829	868	
TX-415-002-000283	Janice Herrera	Nehemiah Energy, LP	2/19/13	829	870	
TX-415-002-000284	Karen Bechard	Nehemiah Energy, LP	2/19/13	829	872	
TX-415-002-000285	Robert Bullock Pate	Nehemiah Energy, LP	1/12/13	829	874	

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Exhibit A - Leases
Scurry County, Texas

Lease Number	Lessor	Original Lessee	Lease Date	Book	Page	Limitations
	Winnie Richburg	PLO Inc.	5/1/09	692	210	
	Margaret A. Cooper	TAE Properties, Inc.	8/25/07	643	574	
	Mabel E. Wilson et al	TAE Properties, Inc.	8/25/07	644	473	
	Dorothy Cooper	TAE Properties, Inc.	8/25/07	643	593	
	Killough et al					
	Daniel Craig Cooper et al	TAE Properties, Inc.	8/25/07	643	603	
	James Leighton Reed, IV, et al	TAE Properties, Inc.	8/25/07	643	583	
	OE Jackson	PLO Inc.	4/7/11	737	887	
	Donnis Renee McHaney Scott and John Robert McHaney	Wolf Grove Energy Corporation	2/8/07	626	287	
	Edward R. McHaney	Wolf Grove Energy Corporation	2/8/07	626	275	
	Brenda Winter	Wolf Grove Energy Corporation	12/12/06	626	216	
	Terry A. Hobbs	Wolf Grove Energy Corporation	3/26/07	629	637	
	Danny House	Wolf Grove Energy Corporation	6/15/07	633	344	
	Jay Richburg	Wolf Grove Energy Corporation	7/3/07	635	478	
	Marlene Richburg, Life Estate	PLO Inc.	3/15/09	688	147	
	Quaid Richburg	PLO Inc.	3/15/09	688	251	
	Jackie D. Nachlinger et ux Cyrena B. Nachlinger	Wolf Grove Energy Corporation	9/29/06	613	403	

Exhibit A - Wells
Scurry County, Texas

Operator	Well Name	COUNTY	ST	API #
Verado Energy, Inc.	Alpha #1H	Scurry	Texas	42-415-35284
King Operating Corporation	Barfoot #1H	Scurry	Texas	42-415-32814
Verado Energy, Inc.	Beck #1	Scurry	Texas	42-415-32917
King Operating Corporation	Berry 151 #1V	Scurry	Texas	42-415-35030
Verado Energy, Inc.	Bravo #1H	Scurry	Texas	No Permit yet
Verado Energy, Inc.	Chitsey-Henry #1	Scurry	Texas	42-415-33144
King Operating Corporation	COOPER 1 - 0	Scurry	Texas	42-415-34389
King Operating Corporation	Cooper 2H	Scurry	Texas	42-415-34606
King Operating Corporation	COOPER 3	Scurry	Texas	42-415-34582
King Operating Corporation	COOPER 4H - 4H	Scurry	Texas	42-415-34742
Verado Energy, Inc.	Dessie 91 #1H	Scurry	Texas	42-415-35142
King Operating Corporation	Ernest #5H	Scurry	Texas	42-415-34346
King Operating Corporation	Ernest #7H	Scurry	Texas	42-415-34366
King Operating Corporation	ERNEST 34 1H	Scurry	Texas	42-415-34617
King Operating Corporation	ERNEST 34 2H	Scurry	Texas	42-415-34675
King Operating Corporation	ERNEST 3H	Scurry	Texas	42-415-34298
King Operating Corporation	ERNEST 5H	Scurry	Texas	42-415-34346
King Operating Corporation	ERNEST 68 1H	Scurry	Texas	42-415-34718
King Operating Corporation	Ernest A #3	Scurry	Texas	42-415-34799
King Operating Corporation	ERNEST A 2H	Scurry	Texas	42-415-33857
King Operating Corporation	ERNEST D 6H	Scurry	Texas	42-415-34353
King Operating Corporation	ERNEST F 8H	Scurry	Texas	42-415-34373
King Operating Corporation	ERNEST G 9H	Scurry	Texas	42-415-34386
King Operating Corporation	ERNEST J 12H	Scurry	Texas	42-415-34451
King Operating Corporation	ERNEST K 13H	Scurry	Texas	42-415-34468
King Operating Corporation	ERNEST L 14H	Scurry	Texas	42-415-34473
King Operating Corporation	ERNEST P 18H	Scurry	Texas	42-415-34557
King Operating Corporation	ERNEST R 20H	Scurry	Texas	42-415-34624
King Operating Corporation	ERNEST S 21H	Scurry	Texas	42-415-34625
Verado Energy, Inc.	Hall #1	Scurry	Texas	42-415-32915
King Operating Corporation	Hall 153 Unit #1H	Scurry	Texas	42-415-35218

Exhibit A - Leases
Live Oak, Panola, Schleicher, and Sutton Counties, Texas

Lessor	Lessee	Date	Vol	Pg	Limitations	County
James Dewey Granberry, Sarah Granberry Freehill and William J. Granberry	One Apex Energy, Inc.	04/18/06	3/3/00	203	Granberry	Live Oak
O. F. Matthews, Jr.	Skelly Oil Company	07/17/45	7/18/00	475	LYNCH, MAIZIE 1 - 1	Panola
Louis Werner Saw Mill Company	Marshall Exploration, Inc.	08/18/68	5/23/01	480	LYNCH, MAIZIE 1 - 1	Panola
James Tillman Mason et ux	Marshall Exploration, Inc.	07/29/81	12/5/01	380	LYNCH, MAIZIE 1 - 1	Panola
Joyce Westbrook	Marshall Exploration, Inc.	01/22/87	3/15/02	470	Olin Industries	Panola
B. H. McMillan	Marshall Exploration, Inc.	04/15/87	3/18/02	528	Olin Industries	Panola
Walber Scott McGregor IV, et ex Michael Gene McGregor, and Robert C. Mair, Trustee	Telesis Operating Co., Inc.	04/01/08	4/6/01	416	Insofar Only as the above described lease(s) covers the following described lands and tracts: Tract 1: The S/2 of Section 7, Block 8, TWNG Ry. Co. Survey, Abstract 642 Tract 2: Section 6, Block 8, TWNG Ry. Co. Survey, Abstract 775 Tract 3: Section 1, Block 8, TWNG Ry. Co. Survey, Abstract 639	Schleicher
Alene W. Treadwell, individually and as Trustee of the Treadwell Family Revocable Living Trust dated 7-23-98	Telesis Operating Co., Inc.	02/13/09	4/10/01	865	Insofar Only as the above described lease(s) covers the following described lands and tracts: The South 1/2 of the East 1/2 (S/2E/2) of said Section 19, BS&F Survey, Abstract No. 38, and to the depths covered by said lease.	Schleicher

Exhibit A - Leases
Live Oak, Panola, Schleicher, and Sutton Counties, Texas

Lessor	Lessee	Date	Val	Pg	Limitations	County
Walther Scott McGregor IV, et ex Michael Gene McGregor, and Robert C. Mair, Trustee	Telesis Operating Co., Inc.	05/25/10	4/17/01	50	N/2 of Section 7, Block 8, TWNG Ry. Co. Survey, Abstract 642	Schleicher
Author Simmons and Lillie Simmons	El Paso Natural Gas Company	07/25/55	2/26/00	545		Sutton
Lea Roy Aldwell, Individually, and Lea Roy Aldwell, Winnie Lea McPherson and Marjory Reba Johansen, Testamentary Trustees Under the Will of George Lea Aldwell, Deceased	Lively Energy Company	04/11/77	4/24/00	645		Sutton
A.L. Sutton, Jetty Sutton, Rammy Quade Sutton, and Lee Russell, as Trustee of the Stefany Crystelle Sutton Trust	Lively Energy Company	05/06/81	5/9/00	716		Sutton

Exhibit A - Wells
Live Oak, Panola, Schleicher, and Sutton Counties, Texas

Operator	Well Name	COUNTY	ST	API #
Double Play Oil and Gas Co.	GRANBERRY UNIT 1 - 1	LIVE OAK	TX	42-297-35082
Bowles	LYNCH, MAIZIE 1 - 1	PANOLA	TX	42-365-37212
Bowles	OLIN INDUSTRIES 5 - 5	PANOLA	TX	42-365-37463
Boaz Energy, Inc.	CJM -7- 1 - 1	SCHLEICHER	TX	42-413-32710
Boaz Energy, Inc.	CJM -7- 4 - 4	SCHLEICHER	TX	42-413-32747
Boaz Energy, Inc.	CJM NX-7- 5 - 5	SCHLEICHER	TX	42-413-32751
Boaz Energy, Inc.	TREADWELL, TRUST -19-B 4	SCHLEICHER	TX	42-413-32752
King Operating Corporation	ALDWELL RANCH 1701 - 1701	SUTTON	TX	42-435-31936
King Operating Corporation	ALDWELL RANCH 2201 - 2201	SUTTON	TX	42-435-31921
King Operating Corporation	ALDWELL RANCH 2203 - 2203	SUTTON	TX	42-435-32251
King Operating Corporation	ALDWELL RANCH -A- 2205 - 2205	SUTTON	TX	42-435-39355
King Operating Corporation	SIMMONS A 2 - 2	SUTTON	TX	42-435-33252
King Operating Corporation	SUTTON 2901 - 2901	SUTTON	TX	42-435-32615
King Operating Corporation	SUTTON 3001 - 3001	SUTTON	TX	42-435-32614
King Operating Corporation	SUTTON 3004 - 3004	SUTTON	TX	42-435-32737
King Operating Corporation	SUTTON A 30-5 - 3005	SUTTON	TX	42-435-39356