

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE:

OCTOBER 1, 2024 AT 2:00 P.M.

PLACE:

FRIO COUNTY COURTHOUSE

The property listed below will be sold at Sheriff's Sale at the Courthouse in Frio County, Texas, on October 1, 2024 beginning at 2:00 P.M. The Sheriff or his agent will sell the property to the highest bidder for cash upon oral bids under the rules governing auction sales generally. The bidding must start at the amount set out opposite each tract and no lesser bid may be accepted. The opening bid consists of the amount of taxes and costs adjudged due against each tract of real property, plus fees of sale and taxes coming due since the date of judgment so that all taxes are paid with the opening bid. All sales are made subject to the right of the former owner to redeem within six months or two years (for homesteads or ag-use land) from the date the purchaser's deed is filed for record. The redemption amount is purchase price plus 25% at the end of year one, or 50% if the redemption occurs during year two. Purchasers will receive the ordinary type of Sheriff's Deed, which is without warranty, expressed or implied. It will also be necessary that the bidders satisfy themselves concerning the location of the property on the ground prior to the sale. Maps or plats of the subdivision are on file in the office of the Frio County Clerk and all papers in the suits upon which this sale is based are on file in the office of the Frio County District Clerk (suit numbers are indicated following the property description.)

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Item #1

\$144,403.34

TRACT #1, Business Personal Property - Workover Rig & Backhoe, Lease #9900050, FM 472, Big Foot, Frio County, Texas. (Account No. N73039/N68323)

Suit No: 18-11-00421CVF
MAVERICK ENERGY GROUP, INC., ET AL
Value: \$380,000.00

Item #2

\$7,668.82

TRACT #3, Lease No. 9900005, 4.5 Miles, Gas Compression Lines & Unit, FM 472, 4.5 Miles South of Big Foot, Frio County, Texas. (Account No. N73038)

Suit No: 18-11-00421CVF
MAVERICK ENERGY GROUP, INC., ET AL
Value: \$43,200.00

Item #3

\$40,746.18

TRACT #4, Lease #0010850, Burns, Jane (19 Wells) (Diamond Energy Servi) WI 0.810000, Ab 584, Rusk Trans Co RRC 118 and Lease #1110850. Burns, Jane (Diamond Energy Servi) OR 0.045000, Ab 584, Rusk Trans Co RRC 118. (Account No. N74192)

Suit No: 18-11-00421CVF
MAVERICK ENERGY GROUP, INC., ET AL
Value: \$139,500.00

Item #4

\$8,602.58

TRACT #5, Lease, # 0057550, Thompson, Webb -B-, (Diamond Energy Servi) WI 0.800000, Abst 1395 Thompson, J. Sur RRC 111 123 (Account No. N74685)

Suit No: 18-11-00421CVF
MAVERICK ENERGY GROUP, INC., ET AL
Value: \$39,200.00

Item #5

\$6,977.18

TRACT #6, Lease # 0081752 Burns, J ane A (Diamond Energy Service) WI 0.830000 AB 584 Rt Co Sur RRC 14885 (Account No. N74686)

Suit No: 18-11-00421CVF
MAVERICK ENERGY GROUP, INC., ET AL
Value: \$31,230.00

Item #6

\$6,785.59

TRACT #1, 0.81000 WI, #0011150, Jane Burns -C-, Wells 5-6, 19-23, Watson Energy Investments, LLC, Opr. M. Robin Survey, Abstract 1162, RRC #91, Frio County, Texas. (Account No. N74694/PID #19718379)

Suit No: 23-04-00084CVF
WATSON ENERGY INVESTMENTS, LLC, ET AL
Value: \$23,420.00

Item #7

\$2,317.83

TRACT #2, 0.791771 WI, Lucy Roche Well, Watson Energy Investments, LLC, Opr. J. Thompson Survey, Abstract 1395, RRC #122, Frio County, Texas. (Account No. N74956/PID #19718909)

Suit No: 23-04-00084CVF
WATSON ENERGY INVESTMENTS, LLC, ET AL
Value: \$3,900.00