## IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF TEXAS FORT WORTH DIVISION

UNITED STATES SECURITIES	§	
AND EXCHANGE COMMISSION,	§	
	§	
Plaintiff,	§	
	§	
<b>v.</b>	§	
	§	
THE HEARTLAND GROUP VENTURES, LLC;	§	
HEARTLAND PRODUCTION AND RECOVERY	§	
LLC; HEARTLAND PRODUCTION AND	§	
RECOVERY FUND LLC; HEARTLAND	§	
PRODUCTION AND RECOVERY FUND II LLC;	§	
THE HEARTLAND GROUP FUND III, LLC;	§	
HEARTLAND DRILLING FUND I, LP; CARSON	§	
OIL FIELD DEVELOPMENT FUND II, LP;	§	
ALTERNATIVE OFFICE SOLUTIONS, LLC;	§	
ARCOOIL CORP.; BARRON PETROLEUM	§	
LLC; JAMES IKEY; JOHN MURATORE;	§	
THOMAS BRAD PEARSEY; MANJIT SINGH	§	No. 4-21CV-1310-O-BP
(AKA ROGER) SAHOTA; and RUSTIN	§	
BRUNSON,	§	
	§	
Defendants,	§	
	§	
	§	
and	§	
	§	
DODSON PRAIRIE OIL & GAS LLC; PANTHER	§	
CITY ENERGY LLC; MURATORE FINANCIAL	§	
SERVICES, INC.; BRIDY IKEY; ENCYPHER	§	
BASTION, LLC; IGROUP ENTERPRISES LLC;	§	
HARPRIT SAHOTA; MONROSE SAHOTA;	§	
SUNNY SAHOTA; BARRON ENERGY	§	
CORPORATION; DALLAS RESOURCES INC.;	§	
LEADING EDGE ENERGY, LLC; SAHOTA	§	
CAPITAL LLC; and 1178137 B.C. LTD.,	§	
D. W. O.D. O	§	
Relief Defendants.		
	§ §	

## NOTICE OF PROPOSED SALE OF REAL PROPERTY

Deborah D. Williamson, in her capacity as the Court-appointed Receiver (the "Receiver") in the above-captioned case (the "Case"), hereby files and publishes this *Notice of Proposed Sale of Real Property* (the "Notice") of her intention to sell the below-identified real property (the "Property") pursuant to the procedures authorized by the Court's July 15, 2022 *Order* [ECF No. 240] (the "Order"):1

A. 12642 Rasberry Lane, Wall, Texas 76904.

In accordance with the Order, the Receiver engaged one residential appraiser and one broker for the Property. On August 25, 2022, the Receiver accepted an offer for the Property at a proposed sale price of \$594,500.00, which is 98.75% of the highest of the three appraisals of the Property.

Pursuant to the Order, any third party may make a subsequent bid of at least 10% higher over the proposed sale price of \$594,500.00 under similar terms and conditions of sale (including the ability to close), which must be submitted in writing to counsel for the Receiver at <a href="mailto:drushing@dykema.com">drushing@dykema.com</a> by no later than <a href="mailto:September 8">September 8</a>, <a href="mailto:2022">2022</a>, which is ten (10) business days from the filing of this Notice.

To contact the Receiver's counsel for additional information related to this Notice, please contact Danielle N. Rushing at (210) 554-5528 or <a href="mailto:drushing@dykema.com">drushing@dykema.com</a>.

<sup>&</sup>lt;sup>1</sup> Capitalized terms used but not otherwise defined herein shall have the meaning ascribed in the Order.

Dated: August 25, 2022 Respectfully submitted,

By: /s/ Danielle N. Rushing
Danielle N. Rushing
State Bar No. 24086961
drushing@dykema.com

DYKEMA GOSSETT PLLC

112 East Pecan Street, Suite 1800 San Antonio, Texas 78205 Telephone: (210) 554-5500 Facsimile: (210) 226-8395

and

Rose L. Romero State Bar No. 17224700 Rose.Romero@RomeroKozub.com **LAW OFFICES OF ROMERO | KOZUB** 235 N.E. Loop 820, Suite 310 Hurst, Texas 76053 Telephone: (682) 267-1351

## **COUNSEL TO RECEIVER**

## **CERTIFICATE OF SERVICE**

I hereby certify that on August 25, 2022, the foregoing document was served via CM/ECF on all parties appearing in this case, including counsel for Plaintiff Securities and Exchange Commission and Defendant Rustin Brunson; served via email as detailed below; and posted on the Receivership website at <a href="https://www.heartlandreceivership.com/notices">www.heartlandreceivership.com/notices</a>.

James Ikey james.ikeyrcg@gmail.com

Bridy Ikey bridydikey@gmail.com

Manjit Singh (aka Roger) Sahota Harprit Sahota Monrose Sahota rogersahota207@gmail.com

Sunny Sahota sunnysanangelo@gmail.com

/s/ Danielle N. Rushing
Danielle N. Rushing