

From: [Hearings, OCD, EMNRD](#)
To: [Salvidrez, Marlene, EMNRD](#)
Subject: Fw: [EXT] Fw: Case 21340 Request Dismissal
Date: Monday, July 13, 2020 8:52:58 AM
Attachments: [Bruce Letter 2.pdf](#)
[Beryldeine Will Page 1.pdf](#)

From: raleighgardener@earthlink.net <raleighgardener@earthlink.net>
Sent: Sunday, July 12, 2020 5:49 PM
To: Hearings, OCD, EMNRD
Cc: Sharon T. Shaheen; sandra Wilbur; jamesbruc@aol.com
Subject: [EXT] Fw: Case 21340 Request Dismissal

This statement applies to cases 21340, 21341, 21342 and any additional cases for Section 19, 25S 36E.

I did not include the last two cases in my earlier submission. 25S 36E Section 19. Regarding action brought by James Bruce and Tap Rock Resources, LLC.

ReneldaWilbur
4705 Tolley Court
Raleigh, North Carolina 27616
(919) 876-2034

From: raleighgardener@earthlink.net
Sent: Saturday, July 11, 2020 4:56 PM
To: ocd.hearings@state.nm.us
Cc: sandra Wilbur ; Monica Reid ; Lorraine Talley ; Sharon T. Shaheen ; Joseph Petrovic
Subject: Re: Case 21340 Request Dismissal

Pre-Hearing Statement Application Case No. 21340. Renelda Glynn Wilbur, joint owner with Sandra D, Wilbur, of 25S 36E Section 19. Regarding action brought by James Bruce and Tap Rock Resources, LLC.

I am asserting

- Renelda Wilbur and Sandra Wilbur are the only owners of the mineral rights to Section 19.
- False pleadings by attorney James Bruce.
- Use of a regulatory commission to harass, intimidate, and unlawfully coerce minority owners.
- Mr. Bruce and Tap Rock Resources, LLC failed to exercise due diligence and enjoined other parties in an effort to dilute my claim to this property.
- Mr. Bruce did not work with my attorney nor did he reach out to me at any time until July 9, 2020.
- This is an egregious abuse of process.

Background, Timeline, and Exhibits:

On October 2019, I was contacted by two Texas landmen via [Ancestry.com](#) messaging after they found my uncle, James Aubrey Skinner, in my family tree. Exhibit A. I thought

I was the victim of a scam. I contacted the North Carolina Attorney General. Exhibit C.

James Aubrey Skinner owned mineral rights to 25S 36E, Section 19, in Lea County, New Mexico, deed dated 15 Dec 1977. He was then the sole owner. Oil, Gas and Mineral Lease 39841, Book 307, Page 409.

Landman Andrew Wallace wanted to purchase the rights with a ridiculous low offer. Andrew Douglas offer was to lease at a better price than Mr. Wallace.

Mr. Douglas's proposal required an Affidavit of Heirship (Exhibit B). He made it clear that this was my responsibility to complete and verify. It made no sense to continue with negotiations if I did not own it. I could not sign the affidavit as I was not sure, at this time if I was the actual heir to this property.

Mr. Douglas listed my siblings and their heirs in the draft lease agreement. This draft was never corrected or finalized and the offer eventually time expired.

Once assured the offers were legitimate, my sister, Sandra Wilbur, and I began researching if we could claim ownership to my uncle's property, he died without a will. My mother, Beryldene Skinner Wilbur, his sister was his heir. Sandra and I were her heirs. We fully intended to lease our rights once we had proof and could sign an affidavit in good faith.

My sister and I hired an attorney, Monica R. Reid, CarnesWarwick, Charlotte, North Carolina, to help with this process so that we would get it right.

We were going step-by-step, including researching probate records and wills in both North Carolina and Tennessee where my uncle lived.

As per our attorney's instructions, we deferred all communication to or from the landmen to her.

It took a great deal of time to work with various county and state courthouses to get the information. In the middle of this effort, the Covid-19 pandemic closed courthouses and non-essential businesses for quite some time.

Also, during the early part of 2020, Mr. Douglas's employer, Lilis Energy, Inc., went bankrupt and he had to leave the company.

All "Andrew" offers were time limited and had lapsed. Neither offer was renewed or extended. I have no updated documents from my attorney to indicate that anyone was still interested in leasing the rights.

As it became clearer that my sister and I were the ONLY heirs, we instructed our attorney, Ms. Reid, to proceed with a quiet title in New Mexico.

Our North Carolina attorney began a search for an attorney licensed to practice in New Mexico.

We started communicating with the New Mexico attorney, Sharon Shaheen, Montgomery & Andrews, PA, Santa Fe, on July 6, 2020 to start the quiet title process in the event that some other landman might contact us.

We had no idea anyone else was interested in the rights. We had not been contacted, not an email, not an Ancestry message, not a FaceBook message, not a phone call, not a text, not a letter. Nothing.

On July 9, 2020, we received certified letters from James Bruce, an attorney, pursuing a Compulsory Forced Pooling action. This is the first I heard of Mr. Bruce or Tap Rock Resources LLC.

Mr. Bruce asserted he acted in “good faith” to obtain the rights. He did not and is lying. Google RENELDA GLYNN WILBUR. I am the ONLY one in the entire world with this name! You can find me; it is so easy to do. I have the same phone number for over 20 years!

I was eager to get this going, more than willing to lease at a fair price. I put a lot of effort in getting it right. Then Mr. Bruce pulls this stunt. And it is a stunt.

Mr. Bruce needs to re-examine how he tried to contact me before July. How he tried to contact my attorney of record before July. Is he stating for the record that CarnesWarwick was negligent in representing my interest?

The other people that received Mr. Bruce’s one-and-only mailed letter were shocked to receive it and never heard of him before then. A lot of FaceBook messaging, phone calls, chats, and screenshots were exchanged that day. Some even considering legal action of their own!

This is the most telling part: everyone but my sister and me who received that letter are not even heirs! Mr. Bruce has no idea who owns the rights and this is enough evidence that Mr. Bruce did not do any due diligence of any kind. Nor did he contact anyone. Why would he have been negotiating with people that had no legal claim?

The motives for Mr. Bruce’s ploy of just going straight to this compulsory action and the egregious use of this governing body is hard to fathom.

It could be he is using this as means to deny me a fair offer. Or is it because I am disabled, a senior, a woman, have African American ancestry?

Using eminent domain or other such government enabled actions to deprive someone of their rights has to stop. It is time to uncover this practice for what it is: racist, discriminatory, and immoral.

Lawful negotiations should be allowed to proceed without this threatening theatrical action. I have been more than willing to do so and taken on the expense of doing it legally and correctly. My sister and I are in total agreement to lease at a fair price. We simply do not have a legitimate offer currently.

Mr. Bruce screwed this up when he did not do the work to find the true owners of Section 19, dismiss this action. I will never allow my rights to be stolen in this manner.

Mr. Bruce should voluntarily remove his application from the docket and spare Tap Rock the embarrassment of participating in this poorly executed scheme.

I am certain my North Carolina attorneys were not negligent.

25S 36E Section 19 belongs to me and my sister ONLY. Dismiss this if Mr. Bruce will not remove it and cannot get his facts straight.

Let the negotiations begin. Hopefully with someone other than Mr. Bruce as he is untrustworthy. Someone who does the work and the research.

Mr. Bruce needs to contact the others on his newly formed mailing list and tell them of his error. They are not heirs. He should apologize to us and this commission. I cannot believe how someone could blatantly lie in a legal document and submit it with such comfort. Especially one riddled with so many inconsistencies and falsehoods. It boggles the mind. We need a new normal on how to prohibit governing commissions from being scanned by the privileged and used against minorities.

I am so disgusted to be a victim of such a scheme. I find myself sincerely hoping he is

just incompetent instead.

EXHIBIT A.

Ancestry.con first contact message

Andrew Douglas

0/21/19

AN

Hello. I am in the oil business and am running title on a lady named Ella May Fonville, daughter of James Andrew Fonville and Mary Elizabeth Bradford Fonville. Ella was born in 1907 in Arkansas. My records show she was married to Clayborn Bosworth in a 1940 Census. Then apparently she was married to James Aubrey Skinner in 1946. It looks like this is the same James Aubrey Skinner in your records. But I am thrown off because ancestry shows her name to be Ella May Pennington. Do you happen to know if Ella May Pennington is Ella May Fonville? Do you know the names of Ella Pennington's parents? Thank you. Andrew Douglass
210 459-4800

Andrew Wallace

10/22/19

AW

Hi! I am writing you to see if you can help me determine some information about James Aubrey Skinner. I believe he was married to an Ella May Skinner aka Ella May Pennington and lived in Memphis, Tennessee. Ella May Skinner owned an interest to some property in New Mexico that she inherited from an uncle of hers, and I have not been able to find much information about her death and/or who her heirs would be. From some research, I think she did not have any kids, and was married to James Aubrey Skinner at the time of her death (which I think was in the 60s). I think Aubrey Skinner passed away around 1994 in Memphis, but I cannot find a will of record. I think his sole heir would have been his sister, Berlydene Wilbur as passed through intestate succession. Are you by chance a daughter of Berylde Wilbur? If so, I think you may be who I need to speak with! We are looking to purchase the mineral interest of Ella May Fonville Pennington Skinners heirs, who we think are the children of Berylde Wilbur. If you wouldn't mind reaching back out to me either on here, by phone I would really appreciate it. My contact information is below. Thanks! Andrew Wallace
andrew@browngodwin.com 713-598-2887

EXHIBIT B

AFFIDAVIT OF HEIRSHIP

On this day _____ ("Affiant") personally appeared and, after being duly sworn, deposed and said:

a) My name is _____. I am over the age of twenty-one years and I reside at _____.

b) I am acquainted with the family history of Ella May Skinner and husband, James Aubrey Skinner ("Decedents"). Ella May died on April 2, 1966, in Shelby County, TN, at the age of 66 years. To the best of my knowledge, she did not leave a Will and did not have any children. At the time of her death, she was married to James Aubrey Skinner who died on April 18, 1994 in Shelby County, TN, at the age of 79 years. To the best of my knowledge, he did not leave a Will and did not have any children.

c) James Aubrey Skinner's parents, Burwell Deburney Skinner and Pearl Elizabeth Sugg Skinner, both predeceased him.

D. James Aubrey Skinner had three siblings: John Henry Skinner, Helene Winnifred Skinner, and Beryldene Skinner Wilbur.

John died as an infant in 1911. Helene died May 22, 1967 in Lenoir County, NC. To the best of my knowledge, she was never married, had no children and did not leave a Will. Beryldene died May 27, 1995 in Lenoir County, NC at the age of 75 years. She left a Will that was probated in Onslow County, NC Case # _____. Her husband, Sidney Wilbur, predeceased her in 1976. Beryldene had the following children: ~~Sidney Wilbur, Jr. (deceased), Faye Lynn Wilbur Matthews Silliman, Sandra Dene Wilbur, Carole Helene Wilbur, Priscilla Lorraine Wilbur Bauer Corbin (deceased), and Renelda Glynn Wilbur.~~ According to the terms of Beryldene's Will, her heirs are Sandra Dene Wilbur and Renelda Glynn Wilbur.

E. ~~Sidney Wilbur, Jr. died 2/22/2008 in Wake County, NC at the age of 64. He did not leave a Will. At the time of his death, he was married to Karin Eleanor Lindahl who died 4/28/2009 in Wake County, NC. She did not leave a Will.~~

F. ~~Priscilla Lorraine Wilbur Bauer Corbin died 12/11/1999 in Long County, GA. At the time of her death, she was married to Herman Corbin. She did not leave a Will.~~

G. The name, age, marital status, address and relationship of each heir to Decedents are as follows:

1) Faye Lynn Wilbur Matthews Silliman	Age , Marital Status
Residence Address:-	

2) Sandra Dene Wilbur
Residence Address:

Age , Marital Status

3) ~~Carole Helene Wilbur~~
~~Residence Address:~~

4) Renelda Glynn Wilbur
Residence Address:

5) ~~Estate of Sidney Wilbur, Jr. Probably estate of Karin Eleanor Lindahl.~~
~~a. Probably daughter Lynn Flood et vir David~~
~~b. Probably son Skip Wilbur et ux Cindy.~~
~~c. Possibly grandchild Kathryn Flood~~
~~d. Possibly grandchild Nathan Brock~~
~~e. Possibly more goes to sisters Faye, Sandra, Carole, and Renelda~~

6) ~~Estate of Priscilla Lorraine Wilbur Bauer Corbin~~
~~a. Probably husband Herman Corbin~~
~~b. Possibly son Kevin~~
~~c. Possibly daughter Jennifer~~
~~d. Possibly same sisters above~~

H. I have no interest in the estate of Decedent, and I am not related to Decedent under the laws of descent and distribution of the State of New Mexico.

And Affiant Further Sayeth Naught.

_____, Affiant

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

On this the ____ day of _____, 2019, before me, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public, State of:

Notary's Name (printed):

(Seal)

Notary's Commission Expires:

EXHIBIT C

Renelda G. Wilbur
4705 Tolley Court
Raleigh, NC 27616
raleighgardener@earthlink.net
October 29, 2019

Consumer Protection Division
Attorney General's Office
9001 Mail Service Center
Raleigh, NC 27699-9001

Re: File # 1911112

Please be advise that I am withdrawing my online "complaint" (#1911112). There were concerns that I was a target of an identity theft scam. Turns out that sometimes things that appear to be too good to be true are actually true.

The two landmen in my "complaint" (see below) are legitimate and operating in a professional and responsible manner. Please disregard my complaint.

Sincerely,

Landmen:

Andrew Douglass, Land Agent for Lilis Energy, Inc. ("Lilis")
17911 Redriver Song
San Antonio, TX 78259

Andrew Wallace
andrew@browngodwin.com

6100 Cedar Springs Rd, Suite 200
Dallas, Texas 75235