

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 7, 2025

Substitute Trustee: Laura S. Fowler
The Fowler Law Firm, PC
3310 Northland Drive, Ste. 101
Austin, TX 78731

Beneficiary: G Bank, *f/k/a* Bank of George
9115 Russell Road, Ste. 110
Las Vegas, NV 89148

FILED FOR RECORD
2025 AUG 12 AM 11:18
CHRISTINA USANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

Note: U.S. Small Business Administration Note dated February 8, 2021, as may be amended or restated from time to time (the "Note") containing certain terms and conditions for repayment of a loan from the Lender to Sai Krupa Hospitality d/b/a La Quinta Conference Center, San Angelo (the "Borrower") in the principal amount of \$4,165,000.00 (the "Loan") which was guaranteed by and through the Unconditional Unlimited Guarantee of Mohan P. Hari (the "Guarantor") and any and all additional documents which were executed in connection with the Note (collectively, the "Loan Documents") secured by a Deed of Trust from Grantor Sai Krupa Hospitality d/b/a La Quinta Conference Center, San Angelo to Baucum Law Firm PLLC; Michael Baucum, Trustee for G Bank, *f/k/a* Bank of George, recorded in the Tom Green County Real Property Records on February 10, 2021 as Document No. No.202102324

Deed of Trust:

Date: February 8, 2021

Grantor: Sai Krupa Hospitality *d/b/a* La Quinta Conference Center, San Angelo
601 Ave Q
Lubbock, TX 79401-2613

Beneficiary: G Bank, *f/k/a* Bank of George

Recording information: Deed of Trust Filed and recorded in the Official Public
Records of Tom Green County Texas, February 10, 2021,
Document No. 202102324

Property: SUBDIVISION SOUTHLAND PARK ADDN BLOCK B UNIT 1 3
321 FR; address: 2307 Loop 306 San Angelo, Texas and more fully
described by Exhibit "A" attached hereto.

County: Tom Green County, Texas

Substitute Trustee: Laura S. Fowler
Substitute Trustee's Address: 3301 Northland Drive, Ste. 101
Austin, Texas 78731

Date of Sale: Tuesday, September 2, 2025

Time of Sale: Between the hours of 10:00 a.m. – 1:00 p.m.

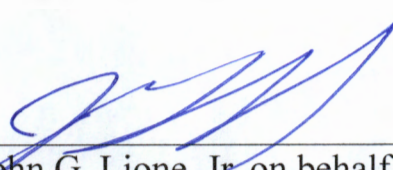
Place of Sale: On the steps of the Tom Green County, San Angelo Texas
Courthouse located at 112 W. Beauregard Ave. 1st floor, San Angelo,
Texas 76903 or other authorized location authorized and announced
by Tom Green County for that sale.

Beneficiary under the Deed of Trust has appointed Laura S. Fowler as Substitute Trustee
and has instructed Substitute Trustee to offer the Property for sale toward satisfaction of the note.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States.
If you 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.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale
at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE
NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE
LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale
will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



By John G. Lione, Jr. on behalf of The
Fowler Law Firm, PC and Laura S.
Fowler, Substitute Trustee LAURA S.
FOWLER Substitute Trustee

ACKNOWLEDGEMENT

STATE OF TEXAS

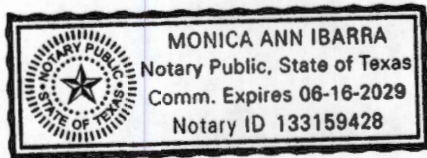
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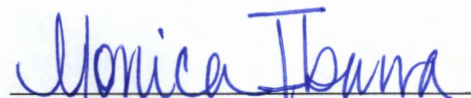
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COUNTY OF WILLIAMSON

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This Notice of Trustee's Sale was acknowledged before me on 7th day of August, 2025, by John G. Lione, Jr. on behalf of The Fowler Law Firm, PC and Laura S. Fowler, Substitute Trustee.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
The Fowler Law Firm, PC
3301 Northland Drive, Ste. 101
Austin, Texas 78731

PREPARED BY:
The Fowler Law Firm, PC
3301 Northland Drive, Ste. 101
Austin, Texas 78731

Exhibit A

Being an area of 5.000 acre of land, more or less, out of Block B, Section One, Southland Park Addition tot he City of San Angelo, Tom Green County, Texas, said Block B and Section One as shown in Volume 3, Page 321 in the Office of the County Clerk of said Tom Green County, said 5.000 acre tract being more particularly described by metes and bounds as follows :

Beginning at a 5/8" iron pipe for the southeast corner of this tract and being on the east line of said Block B and on the West right-of-way line of Knickerbocker Road (R.M. No. 584), from which a concrete right-of-way marker bears S. 24° 30'00" W. 292.31 feet and a 5/8" iron pipe for the southeast corner of said Block B bears S. 24° 30'00" W. 351.74 feet;

Thence with the southwest line of this tract, N. 65°30'00" W. 200.00 feet to an 1/2" iron pipe found for an angle

corner; Thence N. 47°21'21" W. 658 .84 feet to a 1/2" iron pipe found for the west corner of this tract;

Thence with the northwest line of this tract, N. 50°00'00" E. 344.50 feet to a 5/8" iron pipe set for the north corner of this tract and being on the northeast line of said Block B and the southwest right-of-way line of State Highway Loop 306;

Thence with the northeast line of this tract and said Block B and with the southwest right-of-way of said Loop 306, S. 47° 21'21" E. 409. 98 feet to a concrete right-of-way marker for the beginning of a curve to the left;

Thence with said curve to the left, having a Radius of 606.14 feet, central angle of 10°24'05", distance of 110.04 feet to a 5/8" iron pipe found for the northerly northeast corner of this tract and also being the north corner of a certain "1.083" acre tract conveyed from Southland Park of Angelo, Inc. to Humble Oil & Refining Company by deed dated December 11, 1969 and recorded in Volume 548 at page 491 of the Deed Records of said Tom Green County;

Thence with the west line of said "1.083" acre tract, S. 19°04'18" W. 325.11 feet to a 5/8" iron pipe found for the southwest corner of said "1.083" acre tract and being a reentrant corner of this tract;

Thence with the south line of said "1.083" acre tract, S. 65°26'08" E. 150.33 feet to a 5/8" iron pipe found for the southeast corner of said "1.083" acre tract and for the southerly northeast corner of this tract and being on the east line of said Block B and west right-of-way line of said Knickerbocker Road;

Thence with the east line of this tract and said Block B and west right-of-way line of said Knickerbocker Road, S. 24° 30'00" W. 40 .00 feet to the place of beginning and containing an area of 5.000 acres of land.