

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 7, 2025

Substitute Trustee: Laura S. Fowler or other Attorney associated with the
Fowler Law Firm, PC
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 UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

Note: U.S. Small Business Administration Note dated November 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 Shyam Hotels, LLC d/b/a Motel 6, San Angelo (the "Borrower") in the principal amount of \$2,290,000.00 (the "Loan") which was guaranteed by and through the Unconditional Unlimited Guarantee of Rozyben Patel (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 Shyam Hotels, LLC d/b/a Motel 6, 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 November 10, 2021 as Document No. No. 202120018.

Deed of Trust:

Date: November 8, 2021

Grantor: Sai Shyam Hotels, LLC *d/b/a* Motel 6, San Angelo
311 N. Bryant Blvd.
San Angelo, TX 76903

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, November 10, 2021,
Document No. 202120018

Property: BLOCK 1, SECTION 1, Michael T. Halbouty Subdivision, City of San
Angelo, Tom Green County, recording to the map or plat of record in
Vol. 4, Page 74, Plat Records of Tom Green County, Texas.

County: Tom Green County, Texas

Substitute Trustee: Laura S. Fowler or other Attorney associated with the Fowler Law Firm, PC

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

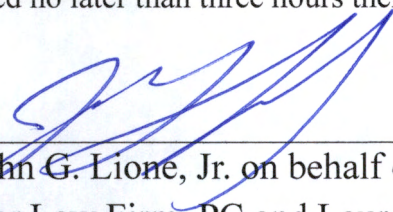
Date of Sale: Tuesday, September 2, 2025

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.

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

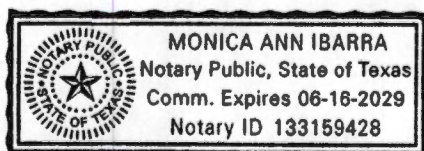
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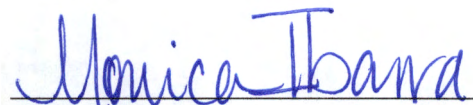
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COUNTY OF WILLIAMSON

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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