

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

Part 1 – Real Property (including any improvements): Tract 1: Lot 2, Amended Replat of Abinco Industrial Park Lot 1, a subdivision in Kleberg County, Texas, according to the map or plat thereof recorded un Document No. 294431, Volume 488, Page 258, Cabinet 2, Map Records of Kleberg County, Texas; SAVE & EXCEPT that 0.367 acre portion of Lot 2 conveyed to the State of Texas as set forth in Possession and Use Agreement for Transportation Purposes recorded under Document No. 2016-308614, Official Records of Kleberg County, Texas; and further SAVE & EXCEPT all the oil, gas and other minerals on, in, or under said Property; provided further, if the mineral interest is subject to existing production or existing leases, this reservation includes the production, the leases and all benefits therefrom.

Tract 2: All of Grantor's interest in that certain Easement Agreement between Data Manglam Hospitality, LLC, as Grantor and Lakshmi, Ltd., as Grantee recorded under Document No. 320555, Official Records of Kleberg County, Texas, relating to a portion of Lot 1, Amended Replat of Abinco Industrial Park Lot 1, a subdivision in Kleberg County, Texas, according to the map or plat thereof recorded under Document No. 294431, Volume 488, Page 258, Cabinet 2, Envelope 144, Map Records of Kleberg County, Texas.

Part 2 – Personal Property: All of the furniture, fixtures, equipment, machinery, attachments, office supplies and inventory, whether now owned or hereafter acquired, relating to the operation of any business (including but not limited to convenience store / restaurant / RV Park) located upon the Real Property, including all proceeds and products thereof.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: February 3, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Kleberg County Courthouse in Kingsville, Texas, at the following location: the west side steps of the Kleberg County Courthouse, 700 East Kleberg Avenue, Kingsville, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the Kleberg County Commissioner's Court Order recorded in the Official Records, Kleberg County, Texas..

The Deed of Trust – Security Agreement – Financing Statement (the Deed of Trust) permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by GASFUSION, INC. The Deed of Trust is dated September 22, 2023, but effective October 1, 2023, and is recorded under Document No. 335585 of the Official Records of Kleberg County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Promissory Note in the original principal amount of \$1,260,000.00, executed by GASFUSION, INC. and payable to the order of LAKSHMI, LTD., which is the current owner and holder of the Obligations and the Beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the Lender has requested me as Trustee to conduct this sale. Notice is given that before the sale the Lender may appoint another person substitute trustee to conduct the sale.

7. Active Military Service. **Assert and protect your rights as a member of the armed forces of the United States. If you are 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.**

DATED: January 2, 2026

FILED FOR RECORD
on 1-2-2026
at 3:45
Salvador "Sonny" Barrera III
Kleberg County, Clerk
By: 
Deputy


RICHARD S. TALBERT, Trustee

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