

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

NOTICE OF TRUSTEE'S SALE

DATE: June 10, 2025

NOTE: Promissory Note, described as follows:

Date: October 5, 2023

Maker: ALP – 204 E Holland, a protected series of BG Real Property Holdings, LLC

Payee: Avinash K Rangra d/b/a Rangra Enterprises

Original Principal Amount: \$700,000.00

DEED OF TRUST: Deed of Trust, described as follows:

Date: October 6, 2023

Grantor: ALP – 204 E Holland, a protected series of BG Real Property Holdings, LLC

Trustee: Rod Ponton

Beneficiary: Avinash K Rangra d/b/a Rangra Enterprises

Recorded: in Volume 442, Page 715, as Document No. 118178 in the real property records of Brewster County, Texas

MODIFICATION AGREEMENT:

Date: December 19, 2024

Recorded: in Volume 460, Page 321, as Document No. 120621 in the real property records of Brewster County, Texas

LENDER: Avinash K Rangra d/b/a Rangra Enterprises

BORROWER: ALP – 204 E Holland, a protected series of BG Real Property Holdings, LLC

PROPERTY: The real property described as follows:

1.03 acre tract of land, more or less, out of a 2.15 acre tract described in Volume 219, Page 582, Deed Records of Brewster County, out of Survey Forty-two (42), Block Nine (9), G. H. & S. A. Ry., Co., Survey, City of Alpine, Brewster County, Texas, with address 204 East Holland Ave, Alpine, TX 79830

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

July 1, 2025, the first Tuesday of the month, to commence at 10:30 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

East Steps of the Brewster County Courthouse, Brewster County, Texas, or at the area most recently designated by the Brewster County Commissioner's Court.

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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of June 10, 2025.



Rod Ponton, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS

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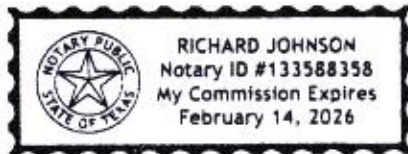
COUNTY OF BREWSTER

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Before me, the undersigned notary, on this day personally appeared Rod Ponton, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of June 2025.





Notary Public – State of Texas

After recording, return to:
Rod Ponton
Trustee
BIG BEND LAW
2301 N State Hwy 118
Alpine, TX 79830