



VG-1443-2024-2405132

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2405132

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: September 10, 2024 02:51 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2405132
Receipt Number: 20240910000035
Recorded Date/Time: September 10, 2024 02:51 PM
User: Jacey J
Station: CCLERK02

Record and Return To:

Abstract/Trustees of Texas
PO BOX 9932

AUSTIN TX 78766



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds
Freestone County Clerk
Freestone County, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 4, 2024

DEED OF TRUST:

Date: October 5, 2023

Grantor: XTREME EXPEDITED, INC.

Grantor's County: FREESTONE

Beneficiary: GEORGE MCALPINE and BARBARA YARBROUGH

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, RANDY GOOL, JIM MILLS, SUSAN MILLS, RUSSELL SLATON, GEORGE HAWTHORNE, KORY MORGAN, DENISE MORGAN, LORI GARNER, ED HENDERSON and ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 2304243, Real Property Records, Freestone County, Texas.

PROPERTY:

All that certain lot, tract, or parcel of land situated in the E. Clements Survey Abstract 142, Freestone County, Texas, and being all of a called 4.00 acre tract described by deed recorded in Volume 1722, Page 82, Deed Records of Freestone County, Texas, together with a 1999 Festival Limited Manufactured Home, Label No. RAD1137835. Said tract or parcel of land being more fully described by metes and bounds in Deed of Trust recorded in Document No. 2304243, and Deed of Trust recorded in Document No. 2304787, both of the Official Public Records of Freestone County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: October 5, 2023

Original Principal Amount: \$505,000.00

Holder: GEORGE MCALPINE and BARBARA YARBROUGH

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 1st day of October, 2024.


PLACE OF SALE OF PROPERTY:

County Courthouse of Freestone County, Fairfield, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, RUSSELL SLATON, GEORGE HAWTHORNE, KORY MORGAN, DENISE MORGAN, LORI GARNER, ED HENDERSON and ANDREW MILLS-MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
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