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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

DATE: September 8, 2023

SEP 11 2023

Nancy E. Ruster
County Clerk, Williamson Co. TX

DEED OF TRUST:

Date: December 2, 2022

Grantor: BOSSHOGG'S BONAFIDE PROPERTIES, LLC

Grantor's County: WILLIAMSON

Beneficiary: GEORGE MCALPINE

Trustee: ROBERT J. WILSON

Substitute Trustee: ROBERT E. BLACK and RANDY GOOL

Substitute Trustee's Address:

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

Recorded in: Document No. 2022133464, Real Property Records, Williamson County,
Texas.

PROPERTY:

Lot 1A-1, Block "B", REPLAT OF LOT 1-A, BLOCK "B" INTERCHANGE BUSINESS PARK, SECTION ONE (REVISED), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet AA, Slides 332-333 of the Plat Records of Williamson County, Texas SAVE AND EXCEPT, that portion awarded to the City of Round Rock, in Judgment in Absence of Objections, recorded in Document No. 2021010201, Official Public Records, Williamson County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: December 2, 2022

Original Principal Amount: \$575,000.00

Holder: GEORGE MCALPINE

DATE OF SALE OF PROPERTY (first Wednesday of month following July 4, between 10:00 a.m. and 4:00 p.m.): 3rd day of October, 2023.

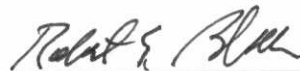
PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Williamson County, Georgetown, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.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.



ROBERT E. BLACK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964