




<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2023-0046 <b>RECORDED DATE:</b> 12/11/2023 01:04:22 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 952106 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () MICHAEL D. MCKINNEY	<b>SUBMITTED BY:</b> MICHAEL D. MCKINNEY	
<p>DOCUMENT # : FC-2023-0046          RECORDED DATE: 12/11/2023 01:04:22 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>  <b>Limestone County Clerk</b> </div> </div>		

**PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**

**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

**NOTICE OF TRUSTEE'S SALE****DATE:** December 10, 2023**DEED OF TRUST****Date:** November 4, 2016**Grantor:** Douglas N. Cooper  
Amanda K. Jefferson  
812 East Hopkins  
Mexia, TX 76667**Beneficiary:** Michael D. McKinney  
PO Box 423  
Centerville, TX 75833**Substitute Trustee:** Tim Franklin  
PO Box 423  
Centerville, TX 75833**Recording Information:** Deed of trust recorded in Document No. 20170070 of the Official Records of Limestone County, Texas.**Property:** *4.32 acres of land, being TRACT THIRTY (30) of DANIEL TODD LAND COMPANY, LLC, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Plat No. 329-330, of the Map and Plat Records of Limestone County, Texas.***Note****Date:** November 4, 2016**Amount:** \$24,500.00**Debtor:** Douglas N. Cooper and Amanda K. Jefferson**Holder:** Michael D. McKinney**DATE OF SALE OF PROPERTY: January 2, 2024****EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM****LOCATION OF SALE:** Groesbeck, Texas, at the Limestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
\_\_\_\_\_  
TIM FRANKLIN

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on December 10, 2023 by Tim Franklin.

  
NOTARY PUBLIC, STATE OF TEXAS

