

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2026-0033 RECORDED DATE: 08/11/2026 01:47:23 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1021862 - 3 Doc(s) Document Page Count: 2 Operator Id: Olga	
RETURN TO: () DEBORAH LEMONS	SUBMITTED BY: DEBORAH LEMONS 9792192671	
DOCUMENT # : FC-2026-0033 RECORDED DATE: 08/11/2026 01:47:23 PM 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.   Kerrie Cobb Limestone County Clerk		

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NOTICE OF TRUSTEE'S SALE

DATE: August 10, 2026

DEED OF TRUST

Date: April 9, 2014

Grantor: Katie M. Piphio
1418 LCR 406
Groesbeck, TX 76642

Beneficiary: Michael D. McKinney
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Deed of trust recorded in Instrument No. 20141875,
Official Records of Limestone County, Texas

Property: *3.12 acres of land, being TRACT TWENTY-TWO (22) of Daniel Todd Land Company, LLC, a subdivision in Limestone County, according to the map or plat thereof recorded in Plat No. 329-330 of Map and Plat records of Limestone County, Texas*

Note

Date: April 9, 2014

Amount: \$15,500.00

Debtor: Katie M. Piphio

Holder: Michael D. McKinney

DATE OF SALE OF PROPERTY: September 1, 2026

EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM

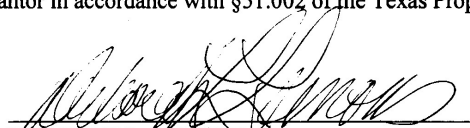
LOCATION OF SALE: Groesbeck, Texas, at the Limestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

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.


DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on August 10, 2026 by Deborah L. Lemons.


NOTARY PUBLIC, STATE OF TEXAS