

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2021-0031 <b>RECORDED DATE:</b> 11/15/2021 09:09:54 AM 	
<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> 850576 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Olga	
<b>RETURN TO:</b> () DEBORAH L LEMONS PO BOX 423 CENTERVILLE, TX 75833 9035364605	<b>SUBMITTED BY:</b> DEBORAH L LEMONS PO BOX 423 CENTERVILLE, TX 75833 9035364605	
DOCUMENT # : FC-2021-0031 RECORDED DATE: 11/15/2021 09:09:54 AM  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.  <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>            Limestone County Clerk         </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:** November 8, 2021**DEED OF TRUST****Date:** February 12, 2012**Grantor:** Michael D. Piphio  
Katie M. Piphio  
15968 SW CR 4300  
Dawson, TX 76639**Beneficiary:** Daniel Todd Land Company, LLC  
PO Box 423  
Centerville, TX 75833**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Deed of trust recorded in Volume 1389, Page 874, of the Real Property Records of Limestone County, Texas, and transferred by documents recorded under Instrument Numbers 20150729 and 00124775 of the Official Records of Limestone County, Texas.

**Property:** *3.16 acres of land, being TRACT TWENTY-SIX (26) of DANIEL TODD LAND COMPANY, LLC, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Plat No's. 329-330 of the Map and Plat Records of Limestone County, Texas.*

**Note****Date:** February 12, 2012**Amount:** \$15,500.00**Debtor:** Michael D. Piphio and Katie M. Piphio**Holder:** KAB Ventures, LLC**DATE OF SALE OF PROPERTY: December 7, 2021****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.

  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS       §

COUNTY OF LEON       §

This instrument was acknowledged before me on November 8, 2021 by Deborah L. Lemons.

  
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NOTARY PUBLIC, STATE OF TEXAS

