

# NOTICE OF TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS  
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **September 9, 2015**, **Miguel A. Chaparro**, grantor(s) executed a deed of trust to **Kristi K. Frazier Special Needs Trust**, Transferred by Assignment of Lien to **KKF Supplemental Trust**, filed in **Deed Records, Wise County, Texas** certain real property located in the county of **Wise**, State of Texas, and being more particularly described as **Lot 92, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of **\$46,600.00** (the note), the Deed of Trust being recorded in **Instrument Number 201509004**, Deed Records, **Wise County, Texas**.

WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Trustee**, acting upon the request of **KKF Supplemental Trust** by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the Trustee as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in **September, 2021** at the **Wise County Courthouse, Decatur, Texas**. The same being **September 7, 2021, At the southeast entrance of the Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

**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 SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**


In Witness Whereof, this Notice of Trustee's Sale has been executed on **August 3, 2021**.

  
Emory Russell, Trustee

After Filing Return To:  
KKF Supplemental Trust  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

**POSTED**  
AT 9:53 o'clock A M

**AUG 03 2021**

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy

Sarah Enochs

**EXHIBIT "A"**

Being a 4.533 acre tract of land out of the P.P. Harding Survey, Abstract #373, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract #373, E.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, The George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a point in Oliver Creek for the southeast corner of the herein described tract, and being North 85° 01' 54" West, 135.72 feet, South 73° 59' 08" West, 193.76 feet, South 83° 48' 24" West, 274.06 feet, North 78° 32' 41" West, 331.48 feet, South 84° 42' 34" West, 431.68 feet, North 89° 01' 58" West, 624.70 feet, South 65° 27' 24" West, 601.23 feet, North 63° 06' 38" West, 295.08 feet, and South 69° 20' 48" West, 168.35 feet, from the most easterly southeast corner of said 590.334 acre tract;

THENCE South 69° 20' 48" West, along said creek, a distance of 301.49 feet, to a point;

THENCE South 70° 05' 21" West, continuing along said creek, a distance of 77.12 feet, to a point for corner, a 1/2" iron pin set, bears North 112° 00' 06" East, 206.21 feet;

THENCE North 12° 00' 06" East, at 206.21 feet, passing a 1/2" iron pin set, in all a distance of 862.51 feet, to a 1/2" iron pin set for corner, in the south right-of-way line of a proposed 60' private road and being the beginning of a non-tangent curve to the left, having a radius of 830.00 feet;

THENCE along said south right-of-way line, and said curve to the left, an arc distance of 175.33 feet to a 1/2" iron pin set for corner;

THENCE South 00° 06' 05" East, at 610.46 feet, passing a 1/2" iron pin set, in all a distance of 692.91 feet to the POINT OF BEGINNING and containing 4.533 acres of land.

(ALSO KNOWN AS - LOT 92, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION.)