

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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 2nd day of December, 2015, **JUAN MIRANDA and wife, JULIETA MIRANDA**, executed a Wraparound Mortgage conveying to David Cotton, as Trustee, the real estate herein described, for the benefit of **DENALI CAPITAL, LLC**, to secure the payment of a debt therein described; said Wraparound Mortgage being recorded in Volume 869, Page 444, Official Public Records, Scurry County, Texas; and,

WHEREAS, default has occurred in the payment of said indebtedness and the same is now wholly due and **DENALI CAPITAL, LLC**, the present owner and holder of said debt, has requested the undersigned **DAVID COTTON**, as Trustee, pursuant to the terms of said Wraparound Mortgage to sell said property to satisfy said indebtedness;

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 5th day of March, 2019 at 10:00 a.m. or within three (3) hours thereafter, I will sell said real estate on the North steps of the County Courthouse in Scurry County, Texas, to the highest bidder for cash. Said real estate is described as follows, to-wit:

All of Lot Number Six (6), in Block "K", of the Replat of the TOWLE PLACE ADDITION to the City of Snyder, Scurry County, Texas, as the same appears according to the Replat of said Addition, which is recorded in Cabinet "A", Slide 19, Plat Records, Scurry County, Texas.

SAVE AND EXCEPT all oil, gas and other minerals in, on and under the above-described property; same having been previously reserved.

SUBJECT TO any and all valid and subsisting covenants, restrictions, reservations, easements and rights-of-way properly found of record.

The earliest time that the sale will begin is 10:01 a.m.

DATED this 7th day of February, 2019.



DAVID COTTON, Trustee

I certify that the within notice was posted by me at the door of the Courthouse of Scurry County, Texas, and that a copy of the foregoing notice was served upon **JUAN MIRANDA and wife, JULIETA MIRANDA**, by depositing the same in the United States Mail, Certified Mail with Return Receipt Requested with proper postage affixed to them at their last known address on the 7th day of February, 2019, as follows:

Juan Miranda and wife,
Julieta Miranda
3710 Austin Avenue
Snyder, Texas 79549



DAVID COTTON, Trustee

FILED
2019 FEB - 7 AM 10:05
MELODY APPELTON
COUNTY CLERK SCURRY CO. TX
BY  DEPUTY