

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 9th day of March, 2018, **CEASAR RENDON and AMELIA ESTRADA**, 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 927, Page 616, 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 2nd day of January, 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 Fifteen (15), in Block "H", of the Replat of the **HIGHLAND PARK 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 2, 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 12th day of December, 2018.



DAVID COTTON, Trustee

2018 DEC 12 PM 2:57
MELODY APPLETON
COUNTY CLERK SCURRY CO. TX
BY _____ DEPUTY

FILED

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 **CEASAR RENDON and AMELIA ESTRADA**, 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 12th day of December, 2018, as follows:

Cesar Rendon and
Amelia Estrada
3814 Ave. V
Snyder, Texas 79549



DAVID COTTON, Trustee