

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 9<sup>th</sup> day of November, 2018, WILLIE RAY PAGE, executed a Wraparound Mortgage conveying to David Cotton, 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 945, Page 353, 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 Deed of Trust to sell said property to satisfy said indebtedness;

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 5<sup>th</sup> day of July, 2022 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 Three (3), 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 10<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
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 WILLIE RAY PAGE, by depositing the same in the United States Mail, Certified Mail with Return Receipt Requested with proper postage affixed to him at his last known addresses on the 10<sup>th</sup> day of June, 2022, as follows:

Willie Ray Page  
3704 Austin Avenue  
Snyder, Texas 79549

  
\_\_\_\_\_  
DAVID COTTON, Trustee

Appleton Scurry Co Clerk  
JUN 10 2022 9:57