

NOTICE OF TRUSTEE'S SALE

Date: May 31, 2018

Deed of Trust:

Date: April 15, 2017
Grantor: KARL AND JANA SENNERT
Grantor's Address: 4379 Dunkeld Road, Reno, NV 89519
Original Trustee: Ken Rice
Beneficiary: Asset Specialists, PO Box 1503, Mineral Wells, TX 76068

Recorded in: Volume 29, Pages 5-9, Deed of Trust Records of Culberson County, Texas.

Property: Lots 3, 4 and 5 of Block 5 of the Town of Van Horn, Culberson County, TX, together with all improvements thereon.

Note: Date: April 15, 2017
Original Principal Amount: \$44,000.00
Debtor: KARL AND JANA SENNERT
Holder: Finance Plus, Inc.

Date of Sale of Property: (first Tuesday of Month): July 3, 2018

Time of Sale: To commence at 10:00 a.m., or within three (3) hours thereafter on the date of the sale.

Place of Sale of Property (including county): according to the provision of the Texas Property Code Sec. 51.002 (a) as amended for Culberson County, TX.

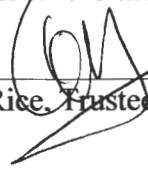
Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place, date, and within the hours specified to satisfy the debt secured by the Deed of Trust. Because default has occurred under the Deed of Trust, the Beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person, Substitute Trustee, to conduct the sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling may be after the date originally scheduled for this sale.

Filed this 4th day of June A.D. 2018
at 2:11 o'clock P.M.
by Uinda M. Donald
By Nally Kington
Deputy

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

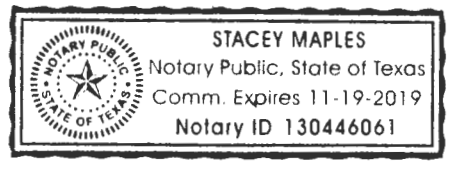
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. The sale is a non-judicial Deed of Trust Lien Foreclosure Sale being conducted pursuant to the power of sale granted by the Deed of Trust.




Ken Rice, Trustee

STATE OF TEXAS
COUNTY OF PALO PINTO

This instrument was acknowledged before me on this the 31 day of May, 2018, by Ken Rice, Trustee.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ASSET SPECIALISTS
PO BOX 1503
MINERAL WELLS, TX 76068