

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

“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.”

Notice of Trustee's Sale

Date: December 7, 2017

Trustee: Kimberly Baldwin

Trustee's Address: P.O. Box 809, Mexia, Texas 76667

Mortgagee: WCA Financial, LLC

Note:

Note dated September 13, 2012, in the original principal sum of \$30,959.52 due Quality Homes and Land, Ltd., a Texas Limited Partnership and executed by Ray Istre and Paula Istre, a married couple and subsequently assigned to WCA Financial, LLC in Transfer of Lien dated September 1, 2016

Deed of Trust

Date: September 13, 2012

Grantor: Ray Istre and Paula Istre, a married couple

Mortgagee: Quality Homes & Land, Ltd.

Recording information: Document Number 01204526 and Volume 1589, Page 89, Official Records of Freestone County, Texas.

Property:

being Lots Number Twelve (12) and Thirteen (13), Block Four (4), Phase 1 of the Southern Oaks Subdivision, according to plat recorded in Cabinet B, Envelope 39, Plat Records of Freestone County, Texas.

County: Freestone County

Date of Sale (first Tuesday of month): January 2, 2018

Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: Front steps of the Freestone County Courthouse (south entrance) located in Fairfield, Freestone County, Texas.

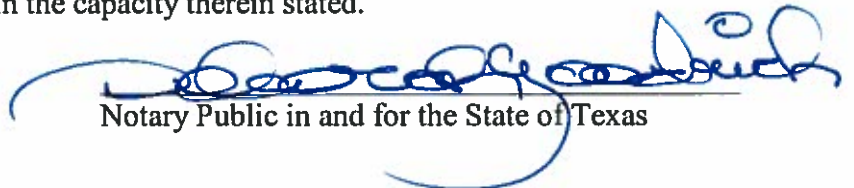
Kimberly Baldwin is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

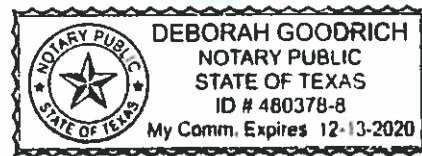

Kimberly Baldwin, Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 7TH day of December, 2017, by Kimberly Baldwin, in the capacity therein stated.


Notary Public in and for the State of Texas

Prepared by:
Reed & Reed, L.L.P.
Attorneys at Law
217 W. State Street/P.O. Box 349
Groesbeck, Texas 76642



FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Dec 08, 2017 AT 02:05P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 144703
By: Alicia Dossett, Deputy