



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 28, 2017, executed by **CARLA VANESSA FOSTER, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 1707331, Official Public Records of Waller County, Texas, and modified by that certain Modification Agreement dated September 28, 2017, filed for record under Instrument No. 1708250, Official Public Records of Waller County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Megan Randle, Robert Randle or Ebbie Murphy, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, June 3, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Waller County Courthouse at the place designated by the Commissioner's Court for such sales in Waller County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2018 Fleetwood Manufactured Home, Serial No. FLE240TX1740200A.

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.

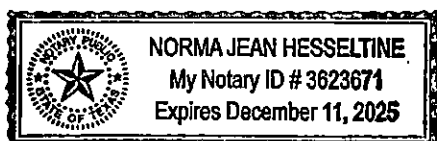
EXECUTED this 15 day of April, 2025.

K. C. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
 802 N. Carancahua, Suite 450
 Corpus Christi, Texas 78401
 Telephone: (361) 884-0612
 Facsimile: (361) 884-5291
 Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
 COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 15 day of April, 2025, to certify which witness my hand and official seal.



Norma Jean Hesselstine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lots 1, 2 and 3, in Block 2 of BEVERLY HILLS, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Volume 153, Page 410 of the Deed Records of Waller County, Texas.

FILED AND RECORDED

Instrument Number: 25-035

Filing and Recording Date: 04/16/2025 02:24:56 PM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: