

STATE OF TEXAS
COUNTY OF WALLER



NOTICE OF FORECLOSURE SALE

Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement
("Deed of Trust")

Dated: 04/21/2021

Grantor(s): Jarrod Wilborn

Trustee: Superior Loan Servicing

Lender: Ronald Gordon McCord, an unmarried man, as to an undivided 50,000/199,000 interest; and Michael Forman, a sole individual, as to an undivided 149,000/199,000 interest

Recorded in: 2104739 of the Real Property Records of Waller County, Texas

Secures: Promissory Note Secured by Deed of Trust ("Note") in the original principal amount of \$199,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Substitute Trustee: Megan Randle, Robert Randle or Ebbie Murphy

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.
5900 Balcones Drive, Suite 100
Austin, TX 78731

Mortgage Servicer: Superior Loan Servicing

Mortgage Servicer's Address: 7525 Topanga Canyon Blvd. Canoga Park, CA
91303

Foreclosure Sale:

Date: Tuesday, 11/05/2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 pm to 4:00 pm local time.

Place: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Ronald Gordon McCord, an unmarried man, as to an undivided 50,000/199,000 interest; and Michael Forman, a sole individual, as to an undivided 149,000/199,000 interest's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Ronald Gordon McCord, an unmarried man, as to an undivided 50,000/199,000 interest; and Michael Forman, a sole individual, as to an undivided 149,000/199,000 interest, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Ronald Gordon McCord, an unmarried man, as to an undivided 50,000/199,000 interest; and Michael Forman, a sole individual, as to an undivided 149,000/199,000 interest's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Superior Loan Servicing is representing Ronald Gordon McCord, an unmarried man, as to an undivided 50,000/199,000 interest; and Michael Forman, a sole individual, as to an undivided 149,000/199,000 interest in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Ronald Gordon McCord, an unmarried man, as to an undivided 50,000/199,000 interest; and Michael Forman, a sole individual, as to an undivided 149,000/199,000 interest and Superior Loan Servicing are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place

Exhibit A: Property Description

LOT TWENTY-EIGHT (28), IN BLOCK ONE (1), OF AUGUST LAKES, SECTION 1, AN ADDITION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT CABINET "B", PAGE 278A, INSTRUMENT NO. 152916, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

FILED AND RECORDED

Instrument Number: 24-072

Filing and Recording Date: 09/10/2024 11:18:40 AM Pages: 5 Recording Fee: \$4.00

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

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.

Marlene Arranaga, Deputy

Returned To: