



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, 4/1/2025

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

of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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

The Foreclosure 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 Foreclosure 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. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of 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.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

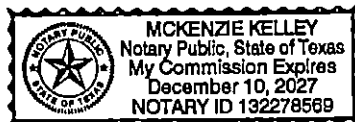
By: [Signature]
Megan Runk Substitute Trustee

STATE OF TEXAS

COUNTY OF WALLER

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This instrument was acknowledged before me by Megan Runk on March 6, 2025



Notary Public, State of Texas
Commission Expires: 12/10/27
Printed Name: Mckenzie Kelley
[Signature]

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: 25-019

Filing and Recording Date: 03/06/2025 04:24:53 PM 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, 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: