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NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 22, 2012, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Reverse Mortgage") was executed by DUANE STEEN, as mortgagor in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR URBAN FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS, as mortgagee and ALAN E. SOUTH, ATTORNEY AT LAW, as trustee, and was recorded on March 1, 2012 under Clerk's Instrument Number 130998, Book 225, Page 925 in the real property records of Franklin County, Texas.

WHEREAS, the Reverse Mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Reverse Mortgage is now owned by the Secretary, pursuant to an assignment dated July 19, 2018, and recorded on September 11, 2018, under Clerk's Instrument Number 152403, Book 359, Page 865 in the real property records of Franklin County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Reverse Mortgage in that the Mortgagors are now deceased; and

WHEREAS, by virtue of the default, the Secretary has declared the entire amount of the indebtedness secured by the Reverse Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on October 15, 2007 in Dallas County under Clerk's File Number 20070369306, notice is hereby given that on January 6, 2026, at 12:00 PM local time or no later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE WEST THOMAS SURVEY, ABSTRACT NO. 488, FRANKLIN COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 2.767 ACRE TRACT DESCRIBED IN DEED TO JACK L. STORY, DATED 1984, RECORDED IN VOLUME 181, PAGE 802, DEED RECORDS OF FRANKLIN COUNTY, TEXAS; BEING TRACT 7, EDWARDS LAKE ESTATES AS SHOWN BY PLAT RECORDED ON PAGE 43B, PLAT CABINET, FRANKLIN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A NAIL FOUND ON THE NORTHEAST CORNER OF SAID 2.767 ACRE TRACT AND OF SAID TRACT 7, ON THE SOUTHEAST CORNER OF TRACT 6 OF SAID ESTATES, AND BEING ON THE CENTERLINE OF COUNTY ROAD NO. 4280; THENCE SOUTH 54 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE - 220.56 FEET TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID 2.767 ACRE TRACT AND OF SAID TRACT 7 AND ON THE NORTHEAST CORNER OF TRACT 8 OF SAID ESTATES; THENCE SOUTH 61 DEGREES 43 MINUTES 45 SECONDS WEST, ALONG A FENCED SOUTH LINE OF SAID 2,767 ACRE TRACT AND OF SAID TRACT 7 AND A NORTH LINE OF SAID TRACT 8, AT 22.17 FEET PASSING A CAPPED 1/2 INCH IRON ROD MARKED "SWANNER" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, AND AT A TOTAL DISTANCE OF 668.30 FEET TO A CAPPED 1/2 INCH IRON ROD MARKED "SWANNER" SET ON AN ANGLE CORNER OF SAID 2.767 ACRE TRACT, OF SAID TRACT 7, OF SAID TRACT 8, AND ON THE SHORE LINE OF A LAKE; THENCE 59 DEGREES 41 MINUTES 17 SECONDS WEST, ALONG A SOUTH LINE OF SAID 2.767 ACRE TRACT AND OF SAID TRACT 7 AND A NORTH LINE OF SAID TRACT 8 - 149.25 FEET TO THE SOUTHWEST CORNER OF SAID 2.767 ACRE TRACT AND OF SAID TRACT 7, AND BEING ON THE NORTHWEST CORNER OF SAID TRACT 8; THENCE NORTH 18 DEGREES 55 MINUTES 06 SECONDS WEST, ALONG THE WEST LINE OF SAID 2.767 ACRE TRACT AND OF SAID TRACT 7 104.53 FEET TO THE NORTHWEST CORNER OF SAID 2.767 ACRE TRACT AND OF SAID TRACT 7 AND ON THE NORTHWEST CORNER OF SAID TRACT 6; THENCE NORTH 53 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG A NORTH LINE OF SAID 2.767 ACRE TRACT AND OF SAID TRACT 7 AND A SOUTH LINE OF SAID TRACT 6 - 225.30 FEET TO A 1/2 INCH IRON ROD FOUND ON AN ANGLE CORNER OF SAID 2.767 ACRE TRACT, OF SAID TRACT 7, OF SAID TRACT 6, AND ON SAID SHORE LINE; THENCE NORTH 53 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG A NORTH LINE OF SAID 2.767 ACRE TRACT AND OF SAID TRACT 7 AND A SOUTH LINE OF SAID TRACT 6, AT 460.68 FEET PASSING A 5/8 INCH IRON**

**PIPE FOUND ON SAID RIGHT-OF-WAY LINE, AND AT A TOTAL DISTANCE OF 486.60 FEET TO THE PLACE OF BEGINNING CONTAINING 2.659 ACRES, MORE OR LESS. LEGAL DESCRIPTIONS: ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF FRANKLIN, AND STATE OF TEXAS, BEING DESCRIBED AS FOLLOWS: AND BEING MORE FULLY DESCRIBED IN A DEED DATED 05/17/2002, AND RECORDED 05/24/2002, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED BOOK 65, PAGE 577**

Commonly known as: 260 COUNTY ROAD SE 4280, MOUNT VERNON, TX 75457.

The sale will be held in Franklin County, Texas at the following location: THE SOUTH STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

The Secretary of Housing and Urban Development will bid \$244,984.78.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorate share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$24,498.48 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$24,498.48 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extension of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.


There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be paid in full prior the scheduled sale is \$244,984.78, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: December 3, 2025

L. Keller Mackie   
Foreclosure Commissioner  
Mackie Wolf Zientz & Mann, P.C.  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254  
(214) 635-2650  
(214) 635-2686 Fax