

**POSTED**

**Vicinta Stafford  
Burnet County Clerk**

By Amy Grant

8:32 am, Apr 02 2026

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on April 11, 2012, a certain Adjustable Rate Home Equity Conversion Deed of Trust (“Reverse Mortgage”) was executed by PETRY SANDERS AND BETTY SANDERS, 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 April 17, 2012 under Clerk’s Instrument Number 201203124 in the real property records of Burnet 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 August 26, 2019, and recorded on October 15, 2019, under Clerk’s Instrument Number 201910990 in the real property records of Burnet County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Reverse Mortgage in that the Mortgagors no longer occupies the property; 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 May 5, 2026, at 01:00 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:

**LOT 2 AND 763.3 SQUARE FEET, MORE OR LESS, OF LOT 3, BLOCK 10, CASSIE SUBDIVISION IN BURNET COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 64, PLAT RECORDS OF BURNET COUNTY, TEXAS, SAID PORTION OF LOT 3 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: 763.3 SQUARE FOOT PARCEL OF LAND OUT OF THE NORTHWEST CORNER OF LOT 3, BLOCK 10, CASSIE SUBDIVISION, BURNET COUNTY, TEXAS. BEGINNING AT A 3/8 INCH REBAR MARKING THE NORTHWEST CORNER LOT 3, BLOCK 10 AS SHOWN ON THE AMENDED PLAT OF RECORD AT PAGE 64 IN VOL. 3, PLAT RECORDS, BURNET COUNTY, TEXAS; SAME BEING THE SOUTHWEST CORNER LOT 2, SAID BLOCK; THENCE SOUTH 36 DEGREES 29. MIN 12 SECONDS EAST, 31.36 FEET SET A 1/2 IN. REBAR AS THE SOUTHWEST CORNER THIS PARCEL, SAME BEING AN INTERNAL CORNER IN THE WEST BOUNDARY LINE OF SAID LOT 3; THENCE NORTH 50 DEGREES 57 MINUTES 52 SECONDS EAST, 48.73 IN SET A 1/2 INCH REBAR IN THE NORTH LINE SAID LOT 3, SAME BEING THE SOUTH LINE LOT 2, AS THE NORTHEAST CORNER THIS PARCEL; THENCE SOUTH 84 DEGREES 27 MINUTES 47 SECONDS WEST, 56.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 763.3 SQUARE FEET, MORE OR LESS, OF LAND.**

Commonly known as: 203 BRONCO DRIVE, BURNET, TX 78611.

The sale will be held in Burnet County, Texas at the following location: THE AREA OUTSIDE THE COUNTY CLERK’S OFFICE, 220 SOUTH PIERCE ST, BURNET, TEXAS ON THE EAST SIDE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER’S OFFICE or as designated by the County Commissioners Court.

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 \$200,745.65, 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: April 1, 2026

  
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