

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on September 11, 2008, a certain Deed of Trust was executed D. B. Simpson and wife Ida Mae Simpson, as mortgagor(s) (grantor(s)) in favor of Bank of America Bank, N.A. a National Banking Association as mortgagee (grantee), and was recorded on September 24, 2008, in/as Instrument Number 20080486442 in the Office of the Recorder, Harris County, Texas; and

WHEREAS, the Deed of Trust was insured by the 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 Deed of Trust is now owned by the Secretary, pursuant to an assignment dated April 27, 2017 and recorded on May 3, 2017 in/as Instrument Number RP-2017-191938 in the Office of the Recorder, Harris County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage of Deed in that payment due on October 4, 2024, was not made and remain wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of October 28, 2025, is \$117,318.32; and

WHEREAS, by virtue of this default, the Secretary Housing and Urban Development (the Secretary), has declared the entire amount of indebtedness secured by the Mortgage Deed to be immediately due and payable.

NOW THEREFORE, pursuant to powers vested in me by the Single Family 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 June 3, 2022 in/as Instrument Number RP-2022-291993 in the Office of the Recorder, Harris County, Texas, notice is hereby given that, on November 03, 2026 at 10AM- 1PM local time, 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(s):

See attached legal description

Commonly known as: 8727 Fannette St, Houston, Texas 77029
Permanent Parcel Number(s): 084-235-000-0133

The sale will be held at the following location: THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Secretary of Housing and Urban Development will bid \$128,488.23, plus any additional accrual, fees, costs or charges incurred by the Secretary up to the date of sale.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser(s) will pay, at or before closing, his (their) pro-rata 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 \$12,884.82 in the form of a certified check or cashier's check made out to the United States Secretary of Housing and Urban Development. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$12,884.82 must be presented before the bidding is closed. The deposit is non-refundable. 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 high bidder, he need not pay the bid amount in cash. The successful bidder(s) will pay all conveyancing 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 bidder(s) 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, paid in advance. The extension fee shall be paid in the form of a certified or cashier's check made payable to the United States Secretary of Housing and Urban Development. If the high bidder(s) close(s) the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due at closing.

If the high bidder(s) is/are unable to close the sale within the required period, or within any extensions 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 the Secretary for any costs incurred as a result of such failure, and the Commissioner may, at the direction of the HUD Field Office 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.

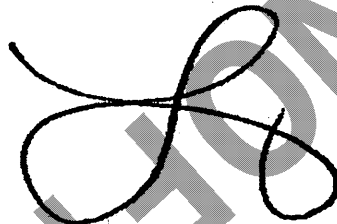
The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based exist at 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 United States Secretary of Housing and Urban Development, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$128,448.23 as of November 3, 2026, 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: September 17, 2026.

Foreclosure Commissioner



Lori Liane Long, Esq., on behalf
of James E. Albertelli, P.A.,
HUD Commissioner
6565 N. MacArthur Dr, Suite 470
Irving, TX 75039
Phone: 469-804-8457
Fax: 469-804-8462
llong@alaw.net

Acknowledgment

State of TEXAS)
County of DALLAS)

Before me the undersigned authority, on this day personally appeared **Lori Liane Long, Esq.**, on behalf of James E. Albertelli, P.A., HUD Commissioner, known to me (or proved to me through an identity card or other document) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal on this 17th day of September, 2026.



Notary Public: Kim G. Cavagnaro
My Commission Expires: 2/28/2029

This Instrument prepared by:

Lori Long
6565 N. MacArthur Dr, Suite 470, Irving, TX 75039
Phone: 469-804-8457
Fax: 469-804-8462
llong@alaw.net
24-037838

EXHIBIT "A"

LEGAL DESCRIPTION

**LOT ONE HUNDRED THIRTY-THREE (133), BLOCK SEVEN (7) OF PLEASANTVILLE,
SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 17 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS**

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