

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 03/29/2018  
**Grantor(s):** JADE RIGSBY, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CMG MORTGAGE, INC., DBA CMG FINANCIAL, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$129,609.00  
**Recording Information:** Instrument 181289  
**Property County:** Austin  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 204 S HARRIS ST, BELLVILLE, TX 77418

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of February, 2022  
**Time of Sale:** 01:00PM or within three hours thereafter.  
**Place of Sale:** AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Austin County Commissioner's Court, at the area most recently designated by the Austin County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Megan Randle whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 12/09/2021 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

By: Megan Randle

Exhibit "A"

FIELD NOTES OF A SURVEY OF A 0.245 ACRE TRACT OUT OF THE JOHN NICHOLS LEAGUE, ABSTRACT NO. 73, IN THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS. SAID 0.245 ACRE TRACT BEING THAT SAME PROPERTY DESCRIBED IN A DEED DATED AUGUST 27, 1969 TO CHARLES L ELLIS AND WIFE, RUTH IRENE ELLIS, RECORDED IN VOLUME 312, PAGE 497, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.245 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1-1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF SOUTH HARRIS STREET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING ALSO THE SOUTH CORNER OF A CALLED 0.250 ACRE TRACT DESCRIBED IN A DEED TO DELORIS JENNINGS, VOLUME 277, PAGE 318, AUSTIN COUNTY DEED RECORDS, FROM SAID CORNER A 1/2 INCH IRON ROD FOUND FOR THE APPARENT EAST CORNER OF THE SAID 0.250 ACRE TRACT BEARS N 25 DEGREES 38' 06" E A DISTANCE OF 62.86 FEET; THENCE S 25 DEGREES 16' 01" W A DISTANCE OF 63.56 FEET (CALLED S 26 DEGREES 30' 00" W - 63.09') WITH THE NORTHWEST LINE OF SOUTH HARRIS STREET, SAME BEING THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD SET (CAPPED FRANK SURVEYING) FOR THE EAST CORNER OF A CALLED 10,375.7 SQUARE FOOT TRACT BEING ORIGINALLY A PART OF A CALLED 0.4 ACRE TRACT DESCRIBED IN VOLUME 60, PAGE 614, AUSTIN COUNTY DEED RECORDS, SAID CORNER BEING ALSO THE SOUTH CORNER OF THE HEREIN DESCRIBED 0.245 ACRE TRACT, FROM SAID CORNER A 3/4 INCH IRON ROD FOUND FOR THE APPARENT SOUTH CORNER OF THE SAID 10,375.7 SQUARE FOOT TRACT BEARS S 25 DEGREES 18' 01" W A DISTANCE OF 63.00 FEET; THENCE N 65 DEGREES 20' 35" W A DISTANCE OF 174.82 FEET (CALLED N 66 DEGREES 00' 00" W - 171.50') WITH THE NORTHEAST LINE OF THE SAID 10,375.7 SQUARE FOOT TRACT TO A 5/8 INCH IRON ROD SET (CAPPED FRANK SURVEYING) FOR THE NORTH CORNER OF THE SAID 10,375.7 SQUARE FOOT TRACT, SAID CORNER BEING ALSO THE WEST CORNER OF THE HEREIN DESCRIBED 0.245 ACRE TRACT, CORNER BEING ALSO IN THE SOUTHEAST LINE OF A CALLED 0.860 ACRE TRACT DESCRIBED IN A DEED TO MONUELLE F. JENNINS, JR., VOLUME 531, PAGE 335, AUSTIN COUNTY OFFICIAL RECORDS, FROM SAID CORNER A 1/2 INCH IRON PIPE FOUND FOR THE APPARENT WEST CORNER OF THE SAID 10,375.7 SQUARE FOOT TRACT BEARS S 22 DEGREES 02' 45" W A DISTANCE OF 58.00 FEET, ALSO FROM SAID CORNER A CHAIN LINK FENCE CORNER POST BEARS S 62 DEGREES 56' 04" E A DISTANCE OF 1.20 FEET; THENCE N 22 DEGREES 02' 45" E A DISTANCE OF 57.68 FEET (CALLED N 24 DEGREES 30' 00" E - 58.00') WITH THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST LINE OF THE SAID 0.860 ACRE TRACT TO A 1-1/4 INCH IRON ROD FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 0.245 ACRE TRACT, SAID CORNER BEING ALSO THE APPARENT WEST CORNER OF THE SAID 0.250 ACRE TRACT, FROM SAID CORNER A 1/2 INCH IRON ROD FOUND FOR THE APPARENT EAST CORNER OF THE SAID 0.860 ACRE TRACT BEARS N 22 DEG 17' 30" E A DISTANCE OF 13.50 FEET; THENCE S 67 DEGREES 15' 00" E A DISTANCE OF 178.26 FEET (CALLED S 67 DEGREES 15' 00" E-174.00') WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST LINE OF THE SAID 0.250 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 0.245 ACRE OF LAND.  
SURVEY PLAT TO ACCOMPANY FIELD NOTES.

PROJECT NO. 07-119

ALL BEARINGS ARE BASED ON THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AS DESCRIBED IN VOLUME 312, PAGE 497, AUSTIN COUNTY DEEDS RECORDS AS HAVING A RECORD DEED BEARING OF S 67 DEGREES 15' 00" E.

2021-0018

9658-0075

2147032651

PG2

POSTPKG

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

FILED

2021 DEC -9 AM 11: 17

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2021-0018  
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PG3

POSTPKG

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 03/03/2020  
**Grantor(s):** JASON GAINES, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$179,797.00  
**Recording Information:** Instrument 200981  
**Property County:** Austin  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 417 N MEINECKE ST, BELLVILLE, TX 77418

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of February, 2022  
**Time of Sale:** 01:00PM or within three hours thereafter.  
**Place of Sale:** AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Austin County Commissioner's Court, at the area most recently designated by the Austin County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Megan L. Rancille whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 12/29/21 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

By: Megan L. Rancille

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 0.200 ACRES LOCATED IN THE JOHN NICHOLS LEAGUE, A-73, "CITY OF BELLVILLE," AUSTIN COUNTY, TEXAS, SUBJECT TRACT BEING THAT SAME TRACT DESCRIBED IN DEED TO CLAYTON WILLIAMS, AND WIFE, JIMMIE ODOM WILLIAMS, RECORDED IN FILE# 074540 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID TRACT CONSISTING OF 0.200 ACRES AND BEING MORE PARTICULARLY DESCRIBED IN A ATTACHED EXHIBIT "A" INCORPORATED HEREIN FOR ALL PURPOSES.

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 0.200 ACRES LOCATED IN THE JOHN NICHOLS LEAGUE, A-73, "CITY OF BELLVILLE," AUSTIN COUNTY, TEXAS, SUBJECT TRACT BEING THAT SAME TRACT DESCRIBED IN DEED TO CLAYTON WILLIAMS, AND WIFE, JIMMIE ODOM WILLIAMS, RECORDED IN FILE# 074540 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 0.200 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY OF GREENHILL STREET (50' R.O.W.) AT ITS INTERSECTION WITH MEINECKE STREET (50' R.O.W.) AND BEING THE NORTHEAST CORNER OF THAT 2,250 SQ. FT. TRACT DESCRIBED IN DEED TO THE CITY OF BELLVILLE RECORDED IN VOLUME 627, PAGE 389 O.R.A.C.T. FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 65D 18' 00" E, PASSING AT 19.54 FT. A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1 OF ROBERT MEINECKE SUBDIVISION RECORDED IN VOLUME 371, PAGE 903 DEED RECORDS OF AUSTIN COUNTY, TEXAS AND CONTINUING, A TOTAL DISTANCE OF 116.00 FT. TO A POINT AT AN EXISTING FENCE CORNER POST FOR THE NORTHWEST CORNER OF THE 0.257 ACRE TRACT DESCRIBED IN DEED TO MARTIN L. AND ROBIN A. GESSNER RECORDED IN FILE# 135041 O.R.A.C.T. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 24D 58' 44" W, WITH THE COMMON LINE WITH THE 0.257 ACRE TRACT, A DISTANCE OF 75.00 FT. TO A POINT FOR CORNER AT AN EXISTING FENCE CORNER POST FOR THE NORTHEAST CORNER OF THE 0.256 ACRE TRACT DESCRIBED IN DEED TO ROBIN D. DONALDSON RECORDED IN FILE# 997143 O.R.A.C.T. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 65D 17' 57" W, WITH THE COMMON LINE WITH THE 0.256 ACRE ADJOINING TRACT, A DISTANCE OF 117.00 FT. TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE 2,250 SQ. FT. CITY OF BELLVILLE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 25D 44' 34" E, WITH THE COMMON LINE WITH THE 2,250 SQ. FT. CITY OF BELLVILLE TRACT, A DISTANCE OF 75.01 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.200 ACRES.

NOTES: BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ROBERT MEINECKE SUBDIVISION RECORDED IN VOLUME 371, PAGE 903 O.R.A.C.T.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254.

FILED  
2021 DEC 29 PM 4:01  
Carrie Gregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS