

**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 2nd day of June, 2026  
**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 Megan Randle, Robert Randle or Ebbie Murphy, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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. Megan Randle, Robert Randle or Ebbie Murphy, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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.

FILED  
2026 APR 30 PM 3:16  
AUSTIN COUNTY CLERK  
AUSTIN COUNTY, TEXAS

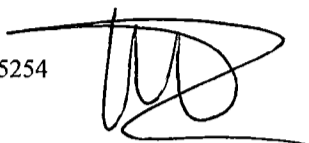
2026-018

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):** Megan Randle, Robert Randle or Ebbie Murphy, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER



#### Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_

#### 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 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 350, Dallas, TX 75254

**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:** 07/28/2023  
**Grantor(s):** DANIELLE MAE SARTAIN, UNMARRIED WOMAN  
**Original Mortgagee:** &MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANDEPOT.COM, LLC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$226,091.00  
**Recording Information:** Instrument 234082  
**Property County:** Austin  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1131 BLUEBONNET TRAILS, BELLVILLE, TX 77418-1233

**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 2nd day of June, 2026  
**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 Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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. Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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):** Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

FILED  
2026 APR 30 PM 3:16  
AUSTIN COUNTY CLERK  
AUSTIN, TEXAS

Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_

**Exhibit "A"**

LOT 15, BLOCK 2, SECTION 1, BLUEBONNET VILLAGE, A SUBDIVISION IN BEING 15.103 ACRES LOCATED IN THE JAMES CUMMINGS SURVEY, A-31, VOLUME 3 PAGE 23. PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS §  
COUNTY OF AUSTIN §

**DEED OF TRUST:**

Date: March 15, 2010  
Grantor: Mandy Jo Nevin and Gary L. Nevin  
Original Beneficiary: The First National Bank of Bellville  
Trustee: Neely Fay Grawunder  
Recording Info: Clerk's File No. 101077 of the Real Property Records of Austin County, Texas

**CURRENT BENEFICIARY:** The Huntington National Bank as successor by merger to Cadence Bank, successor-by-merger to The First National Bank of Bellville

**SUBSTITUTE TRUSTEE:** Debby Jurasek and/or Colton Jurasek and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

**SUBSTITUTE TRUSTEE ADDRESS:** 138 S. Dill Street, Suite B, P.O. Box 270, East Bernard, Texas 77435

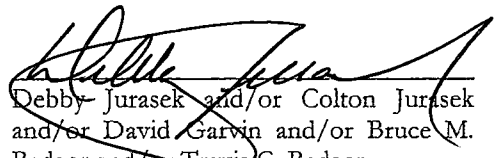
**PROPERTY DESCRIPTION:** Exhibit "A" attached hereto and made a part hereof for all purposes.

**DATE OF SALE:** Tuesday, June 2, 2026  
**TIME OF SALE:** No earlier than 1:00 PM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Austin County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Austin County Courthouse, or, if there is no such entrance, then at the west wall of the Austin County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

**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.**

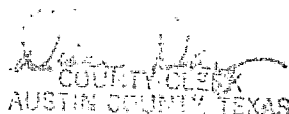
DATED: May 11, 2026

  
Debby Jurasek and/or Colton Jurasek  
and/or David Garvin and/or Bruce M.  
Badger and/or Travis C. Badger  
Substitute Trustee

**PREPARED BY:**  
BADGER LAW PLLC  
P.O. Box 270  
East Bernard, Texas 77435

FILED

2026 MAY 11 PM 3: 10

  
COURT CLERK  
AUSTIN COUNTY, TEXAS

2026-020



**ALEXANDER SURVEYING**  
**LAND SURVEYORS**

OWNER: BASTION PROPERTIES, INC.

BUYER: MANDY JO NEVIN

1.203 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 1.203 Acres located in the Amasa Ives League, A-51, Austin County, Texas. Subject tract being composed of the called 1.000 Acre tract described in a Deed to Bastion Properties, Inc. as recorded in File# 052028 of the Official Records of Austin County, Texas and 0.203 Acres which is a portion of the residue of the called 6.3865 Acre tract that is described in a Deed to Bastion Properties, Inc. as recorded in File# 051813 O.R. A.C.T. Said tract consisting of a total of 1.203 Acres and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at a fence corner post in the East or Southeast Right-of-way of Langberg Road (Public Road) and being the Southwest corner of the called 3.000 Acre tract described in a Deed to Ives Creek Farm, Inc. as recorded in File# 982609 O.R.A.C.T. and being the Northwest corner of the 1.000 Acre tract mentioned above and the Northwest corner of the herein described tract;

**THENCE** N 89d 26' 43" E, with the common line with said 3.000 Acre adjoining tract and generally with an existing fence line and passing at 312.19 ft., a 1/2" iron rod found (bent) at a fence corner post and being the Northeast corner of 1.000 Acre parent tract, the same being the Northwest corner of the 0.203 Acre tract mentioned above and continuing with the common line with said 3.000 Acre adjoining tract, a total distance of 366.01 ft. (Called Brg. N 89d 26' 43" E) to a 1/2" iron rod found at a fence corner post in the West line of the called 24.921 Acre tract described in a Deed to Ives Creek Farm, Inc. as recorded in File# 982609 O.R.A.C.T. and being the Northeast corner of the 0.203 Acre tract, for the Northeast corner of the herein described tract;

**THENCE** S 25d 20' 51" W, with the common line with said 24.921 Acre adjoining tract and generally with an existing fence line, a distance of 188.52 ft. (No Call) to a 1/2" iron rod set for the Southeast corner of the 0.203 Acre tract and the Southeast corner of the herein described tract;

**THENCE** N 82d 25' 35" W, severing the residue of the 6.3865 Acre parent tract and passing at 50.45 ft. a 1/2" iron rod found at a chain link fence corner post and being the Southwest

June 21, 2005

W.O.# 5279

Page 1 of 2

**Exhibit A**



**ALEXANDER SURVEYING  
LAND SURVEYORS**

OWNER: BASTION PROPERTIES, INC.

BUYER: MANDY JO NEVIN

1.203 ACRES (continued)

corner of the 0.203 Acre tract, the same being the Southeast corner of the 1.000 Acre tract and continuing with the common line with the residue of the 1.00 Acre tract described in a Deed to Frances G. Krumrey as recorded in File# 020707 O.R.A.C.T. and continuing generally with an existing fence line, a total distance of 267.45 ft. (Called Brg. N 82d 25' 35" W) to a chain link fence corner post found for an angle point in the Krumrey Tract and in the herein described tract;

**THENCE** N 67d 55' 47" W, continuing with the common line with said Krumrey Tract and generally with an existing fence line, a distance of 74.80 ft. (Called N 67d 55' 47" W, 74.80 ft.) to a 1/2" iron rod found in the East Right-of-way of Langberg Road and being the Southwest corner of the herein described tract;

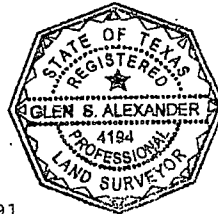
**THENCE** N 25d 24' 27" E, with the East or Southeast Right-of-way of Langberg Road, a distance of 114.55 ft. (Called N 25d 24' 27" E, 114.55 ft.) to the **PLACE OF BEGINNING** and containing 1.203 Acres.

**NOTES:** Bearings shown hereon are based upon the 1.000 Acre description recorded in File# 052028 O.R.A.C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

June 21, 2005  
W.O.# 5279

Glen S. Alexander  
Registered Professional Land Surveyor, #4191



Page 2 of 2

STATE OF TEXAS

COUNTY OF AUSTIN

FILED

05 JUL -6 PM 2: 33

105 E. Lugo P.O. Box 386  
AUSTIN COUNTY, TEXAS

**Exhibit A**

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



Carrie Gregor, County Clerk  
Austin County, Texas

Bellville, Texas 77418

979/865-9145

Fax 979/865-5988

**053927**

4

2026-020