

AT 1:00 FILED O'CLOCK P M

JUN 04 2026

RECORDING REQUESTED BY:

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

WHEN RECORDED MAIL TO:

ServiceLink Agency Sales and Posting, LLC
c/o Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000261-26-1

APN 113955 / 097220000

TO No 260156182-TX-RWI

NOTICE OF FORECLOSURE SALE and APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, on August 15, 2022, ~~JIMMY TESSMANN, A MARRIED MAN AND SHAWN DENISE RUGGIERO, A MARRIED~~

WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ESTELLA GUTIERREZ as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$225,735.00, payable to the order of Rocket Mortgage, LLC sbm Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on August 15, 2022 as Document No. 355874 in Coryell County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: SEE **EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Rocket Mortgage, LLC sbm Nationstar Mortgage LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, July 7, 2026~~ at **10:00-AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Coryell County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **At the north door of the Coryell County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Rocket Mortgage, LLC sbm Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Rocket Mortgage, LLC sbm Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate

SL 4876504

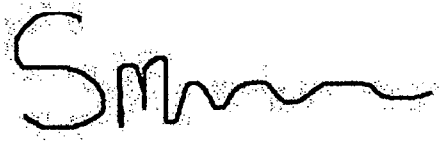
Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

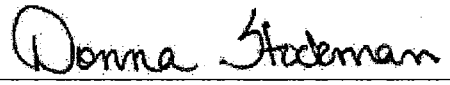
In accordance with Texas Property Code Section 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint ServiceLink Agency Sales and Posting, LLC and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Starr Meehan, Authorized Signatory

Dated: May 18, 2026



ServiceLink Agency Sales and Posting, LLC
Substitute Trustee(s)

Dated:

Certificate of Posting

My name is Donna Stockman

and my address is 17100 Gillette Ave Irvine CA 92614

I declare under penalty of perjury that on 6/4/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Coryell County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners.

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.

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**SALE INFORMATION CAN BE OBTAINED ON LINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall AT (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

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TO No 260156182-TX-RWI

EXHIBIT "A"

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT A

TRACT ONE:

Field Notes describing a 0.18 acre tract of land in the C. Cazanoba Survey, Abstract Number 150, Coryell County, Texas. Also being a portion of Lot 2, Block 29, of the Original Town of Gatesville, recorded in Cabinet B, Slides 445-448 in the Plat Records of Coryell County, Texas, and being the land conveyed to Melissa Burke, recorded under Instrument Number 113896 in the Deed Records of Coryell County, Texas, Said 0.18 acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" diameter iron rod found at the southwest corner of said Burke 0.184 acre tract (Instrument Number 113896), the southeast corner of a tract of land conveyed to Melissa Burke, recorded under Instrument Number 129763 in the Deed Records of Coryell County, Texas, being in the south line of said Lot 2, and being in the north line of Pidcoke Street, for the southwest corner of the herein described tract of land;

THENCE S 01 degrees 31 minutes 48 seconds W-74.91 feet with the west line of said Burke 0.184 acre tract Instrument Number 113896) and the east line of said Burke tract (Instrument Number 129763) to a 3/8" diameter iron rod found with cap (JBB #2499) at the southwest corner of a 0.184 acre tract of land conveyed to Phillip Zeigler and Mary Jane Zeigler, recorded under Instrument Number 128465 in the Deed Records of Coryell County, Texas, for the northwest corner of the herein described tract of land;

THENCE N 88 degrees 25 minutes 29 seconds E - 106.83 feet with the north line of said Burke 0.184 acre tract (Instrument Number 113896) and the south line of said Zeigler tract to 3/8" diameter iron rod found with cap (JBB # 2499) in the west line of Fennimore Street and in the east line of said Lot 2 for the northeast corner of the herein described tract of land;

THENCE S 01 degrees 51 minutes 19 seconds E - 74.62 feet with the east line of said Burke 0.184 acre tract (Instrument Number 113896) the west line of said Fennimore Street, and the east line of said Lot 2 to a 3/8" diameter iron rod found in the north line of said Pidcoke Street and the southeast corner of said Lot 2 for the southeast corner of the herein described tract of land;

THENCE S 88 degrees 16 minutes 00 seconds W - 107.26 feet (BEARING BASIS-Deed Call) with the south line of said Burke 0.184 acre tract (Instrument Number 113896), the north line of said Pidcoke Street, and the south line of said Lot 2 to the POINT OF BEGINNING and containing 0.18 acres of land.

TRACT TWO:

Field notes describing a 0.12 acre tract of land in the C. Cazanoba Survey, Abstract Number 150, Coryell County, Texas. Also being a portion of Block 29 of the Original Town of Gatesville, recorded in Cabinet B, Slides 445-448 in the Plat Records of Coryell County, Texas, and being the land conveyed to Melissa Burke, recorded under Instrument Number 129763 in the Deed Records of Coryell County, Texas. Said 0.12 acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" diameter iron rod found at the southeast corner of said Burke tract (Instrument Number 129763), the southwest corner of a tract of land conveyed to Melissa Burke, recorded under Instrument Number 113896 in the Deed Records of Coryell County, Texas, being in the south line of said Lot 2, and being in the north line of Pidcoke Street, for the southeast corner of the herein described tract of land;

THENCE S 88 degrees 16 minutes 00 seconds W - 61.00 feet with the south line of said Burke tract (Instrument Number 129763) and the north line of said Pidcoke Street to a 1/2" diameter iron rod set with cap (LETH # 3879) for the southwest corner of the herein described tract of land;

THENCE N 01 degrees 31 minutes 48 seconds W - 85.00 feet with the west line of said Burke tract (Instrument Number 129763) to 1/2" diameter iron rod set with cap (LETH # 3879) at the southwest corner of a 0.089 acre tract of land conveyed to Charles M. Gunderson and Deborah K. Gunderson recorded under Instrument Number 108035 in the Deed Records of Coryell County, Texas for the northwest corner of the herein described tract of land;

THENCE N 88 degrees 16 minutes 00 seconds E-61.00 feet with the north line of said Burke tract (Instrument Number 129763), and the south line of said Gunderson tract to a 1/2" diameter iron rod set with cap (LETH#3879) in the west line of a called 0.184 acre tract of land conveyed to Phillip Zeigler and Mary Jane Zeigler, recorded under Instrument Number 128465 in the Deed Records of Coryell County, Texas for the northeast corner of the herein described tract of land;

THENCE S 01 degrees 31 minutes 48 seconds W - 85.00 feet with the east line of said Burke tract (Instrument Number 129763), the west line of said Zeigler tract, and the west line of said Burke tract (Instrument Number 113896) to the POINT OF BEGINNING and containing 0.12 acres of land.

STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

Filed For Record
AT 2 O'CLOCK P M

DEC 11 2007

Barbara Simpson
County Clerk, Coryell Co., Texas

213034

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