

AT 12:35 FILED O'CLOCK PM

AUG 20 2026

Notice of Substitute Trustee Sale

PPP#26-009035

T.S. #: 25-14634

Janigan & Dutton
COUNTY CLERK, CORYELL CO., TEXAS

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 10/6/2026
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Coryell County Courthouse in Gatesville, Texas, at the following location: **THE NORTH DOOR AND/ OR PORCH , BEING THE NORTH ENTRANCE OF THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

Lot Thirty-Four (34), Block Seven (7), HOUSE CREEK NORTH SUBDIVISION PHASE TWO, Copperas Cove, Coryell County, Texas, as per plat of record in Cabinet B, Slide 632, Plat Records of Coryell County, Texas, reference to which is hereby made for all purposes.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 6/20/2023 and is recorded in the office of the County Clerk of Coryell County, Texas, under County Clerk's File No 365521, recorded on 7/14/2023, of the Real Property Records of Coryell County, Texas.

Property Address: 2307 ISABELLE DR COPPERAS COVE, TX 76522-7590

Trustor(s):	GREGORY S. ANDERSON AND DANIELLE N. ANDERSON	Original Beneficiary:	SPRING EQ, LLC
Current Beneficiary:	Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-C	Loan Servicer:	Nationstar Mortgage LLC, Subservicer for Rushmore Loan Management Services LLC
Current Substituted Trustees:	Auction.com, LLC, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services In c., Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

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time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by GREGORY S. ANDERSON AND DANIELLE N. ANDERSON, A MARRIED COUPLE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$42,000.00, executed by GREGORY S. ANDERSON AND DANIELLE N. ANDERSON, A MARRIED COUPLE, and payable to the order of SPRING EQ, LLC ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of GREGORY S. ANDERSON AND DANIELLE N. ANDERSON, A MARRIED COUPLE to GREGORY S. ANDERSON AND DANIELLE N. ANDERSON. Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-C is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-C
c/o Nationstar Mortgage LLC, Subservicer for Rushmore Loan Management Services LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

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Dated: 08/20/26

Auction.com, LLC, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services In c., Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (949) 776-4697
Website: <https://prestigepostandpub.com>

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

CAUSE NO. DC-25-57233

IN RE: ORDER FOR FORECLOSURE
CONCERNING
2307 ISABELLE DR
COPPERAS COVE, TX 76522
UNDER TEX. R. CIV. P. 736

WILMINGTON TRUST, NATIONAL
ASSOCIATION AS TRUSTEE FOR
SALUDA GRADE LOAN TRUST 2
PETITIONER,

v.

GREGORY ANDERSON AND DANIELLE
ANDERSON
RESPONDENT(S)

IN THE DISTRICT COURT

CORYELL COUNTY, TEXAS

440th JUDICIAL DISTRICT

DEFAULT ORDER ON RULE 736 APPLICATION FOR EXPEDITED FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is GREGORY ANDERSON, 2307 ISABELLE DR, COPPERAS COVE, TX 76522 and DANIELLE ANDERSON, 2307 ISABELLE DR, COPPERAS COVE, TX 76522. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 2307 ISABELLE DR, COPPERAS COVE, TX 76522, with the following legal description:

Filed
CORYELL COUNTY
1:45 PM
No'clock

JUL - 1 2026

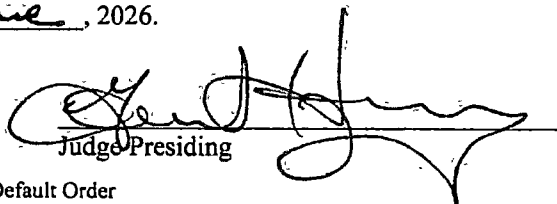
Betsy Moore
DISTRICT CLERK

Default Order
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LOT THIRTY-FOUR (34), BLOCK SEVEN (7), HOUSE CREEK
NORTH SUBDIVISION PHASE TWO, COPPERAS COVE,
CORYELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN
CABINET B, SLIDE 632, PLAT RECORDS OF CORYELL
COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY
MADE FOR ALL PURPOSES

4. The lien to be foreclosed is indexed or recorded as Instrument No. 321602 and recorded in the real property records of Coryell County, Texas.
5. The material facts establishing Respondent's default are alleged in the Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this Order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8 on its Application. Petitioner and/or its successors and assigns may proceed with foreclosure of the property described above in accordance with applicable law and the Loan Agreement, contract, or lien sought to be foreclosed, and Petitioner is hereby authorized to proceed with a non-judicial foreclosure on the herein described property pursuant to the Loan Agreement, Texas Property Code Section 51.002, and under article XVI, section 50(a)(6) of the Texas Constitution.
8. Petitioner and/or its successors and assigns is hereby authorized to take all actions necessary to proceed with the non-judicial foreclosure and to secure the property.
9. This Order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 30 day of June, 2026.


Judge Presiding

APPROVED AND ENTRY REQUESTED:

GHIDOTTI | BERGER LLP

/s/ Anthony Garcia

Anthony A. Garcia, Esq.

State Bar No. 24091639

16801 Addison Rd Ste 350

Addison, TX 75001

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Email: texas@ghidottiberger.com

ATTORNEY FOR PETITIONER