

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE****Deed of Trust**

Date: 10/15/2023

Grantor(s): Kaylee Marie Skaggs and Adrian Francisco Leon Leo

Mortgagee: 306 Stratford, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 2024-000368

Property County: Eastland County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Eastland** County, Texas, being more particularly described as, **BEING LOTS 11, 12 AND 13, BLOCK 35, JOE YOUNG ADDITION, CITY OF RANGER, EASTLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF.** (more particularly described in the Loan Documents).

Date of Sale: 2/3/2026

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

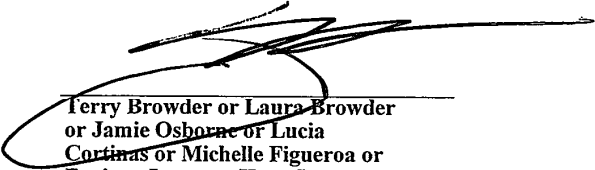
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

The Mortgagee, whose address is:

306 Stratford, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 1/13/2026



**Terry Browder or Laura Browder
or Jamie Osborne or Lucia
Cortinas or Michelle Figueroa or
Enrique Loera or Hans-Peter
Ludwig or Donna Brammer or
Katrina Rodriguez or Rinki Shah
or Theresa Phillips or David Cerda
or Jose Martinez or Mark Laffaye
or Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Alvarez or Viridiana Silva
or Tamiriramunashe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Yajaira
Garcia or Jennifer Nava or
Nicholas Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/13/2025 12:53 PM
FEE: \$2.00
2026001337