

## 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.

RECEIVED 8:21 A M.  
CATHY JENTHO, COUNTY CLERK

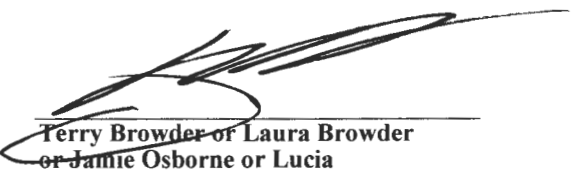
JAN 13 2026

EASTLAND COUNTY, TEXAS  
By BP Deputy

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 Tamiriramushe 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