

NOTICE 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.

1. Date, Time and Place of Sale.

Date: March 4, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: WEST ENTRANCE DOOR TO THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS pursuant to Section 51.002 of the Texas Property Codes where foreclosure sales are to take place.

2. Terms of Sale: Cash
3. Instrument to be Foreclosed.

The Instrument to be foreclosed is the Deed of Trust recorded June 29, 2020, real property records, Instrument Number, 2020-001738, EASTLAND County, Texas, with Christine and Brian Farrell, a married couple, ("Borrower") conveyed to Lana Strissel, Trustee.

4. Obligations Secured. Deed of Trust executed by Christine and Brian Farrell, a married couple, securing the payment of the indebtednesses in the original principal amount of \$43,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. North Star Trust is the mortgagee of the note and Deed of Trust.
5. Property to Be Sold. The property to be sold is described as follows:

Being the North 50 Feet of Lots 5 & 6, Block 10, Original Town of Ranger, Eastland County, Texas

More commonly known as: 303 S. Austin Street, Ranger, Texas 76470

6. Default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, North Star Trust, the current owner and holder of the Note and the deed of Trust lien and all other liens securing the Note, has requested the undersigned to sell the Property to satisfy the Note.


Lana Strissel, Trustee

RECEIVED 1:25 P M.
CATHY JENTHO, COUNTY CLERK

JAN 31 2025

EASTLAND COUNTY, TEXAS
By RA Deputy