

NOTICE OF TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated April 26, 2021, recorded as Document Number 121981, Volume 2106, Page 761, Official Public Records of Hill County, Texas, Richard Croft ("Borrower") conveyed to Robert C. Stroup, Trustee, certain real property situated in Hill County, Texas, and being described as follows:

All that certain lot, tract or parcel of land situated in Hillsboro, Hill County, Texas, being a part of Lot 43 of the Prospect Heights Addition to the City of Hillsboro, Hill County, Texas, a plat of which said addition is recorded in Volume 50 at Page 613 of the Deed Records of Hill County, Texas, and out of the southern portion of said Lot 43 and more fully described as follows:

BEGINNING at a point in the west line of said Lot 43 which point stands 150 feet south of the N.W. corner of said Lot 43, said point being on the east line of McKenzie Street; THENCE south with the east line of McKenzie Street 40 feet for the S.W. corner of this; THENCE east parallel with Jefferson Street 100 feet to stake for the S.E. corner of this; THENCE north with the east line of said Lot 43, 40 feet to point on the east line of said Lot 43 for N.E. corner of this; THENCE 100 feet to the PLACE OF BEGINNING,

to secure Orchard Breeze RE, LLC ("Lender") in the payment of that one certain Real Estate Lien Note dated April 26, 2021, in the original principal amount of \$85,000.00, executed by Borrower and made payable to the order of Lender ("Note"); and


WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and Arch Breeze Holdings, LLC, 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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of May, 2023, between the hours of 10:00 a.m. and 1:00 p.m., I will sell the Property at the East Courthouse steps of the Hill County Courthouse, in Hillsboro, Texas, which has been designated as the general area at the Courthouse where foreclosure sales are to take place pursuant to that certain order of the Hill County Commissioners Court, to the highest bidder for cash. The earliest time at which the sale shall begin is 10:00 a.m. The sale shall begin at that time or not later than three (3) hours after that time.

WITNESS my hand this 29th day of March, 2023.

FILED 10:41 A.M

MAR 29 2023


Robert C. Stroup, Trustee
2501 Parkview Drive, Suite 210
Fort Worth, Texas 76102

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY  DEPUTY

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.