

## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

**1. Property to be Sold.** The property to be sold is described as follows:

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

**Date:** March 5, 2024

**Time:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

**Place:** The Schleicher County Courthouse in Eldorado, Texas at the following location: on the South Courthouse Entrance Steps, Eldorado, Texas,

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

**3. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, 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 time of sale.

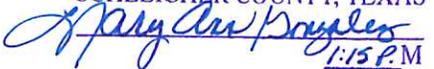
Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**4. Type of Sale.** The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by RICHARD MILLER. The deed of trust is dated January 19, 2017, and is recorded in the office of the County Clerk of Schleicher County, Texas, under County Clerk's File No. 20170000058, and in volume 509, page 317, of the Official Public Records of Schleicher County, Texas.

**5. Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$139,500.00, executed by RICHARD MILLER, and payable to the order of DALE F. LIPSETT and LINDA CREEL; (2) all renewals and extensions of the note; and (3) any and all present and future indebtednesses of RICHARD MILLER to DALE F. LIPSETT and LINDA CREEL. THE DALE F. LIPSETT ESTATE and LINDA CREEL are the current owner and holder of the Obligations and are the beneficiaries under the deed of trust.

As of February 1, 2024, there was owed \$111,365.81, on the note, being principal and interest in the following amounts: \$88,200.00 of principal and \$23,168.81 of interest. The note is bearing interest at the rate of \$28.99 per day thereafter.

FILED 2/9 20 24 FOR RECORD  
MARY ANN GONZALEZ, CLERK  
COUNTY AND DISTRICT COURT  
SCHLEICHER COUNTY, TEXAS  
  
1:15 P.M.

Questions concerning the sale may be directed to the undersigned.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated February 7, 2024.

Respectfully submitted,



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