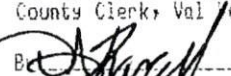


FILED
On: Jul 06, 2023 at 01:16P
Receipt# - 178025

NOTICE OF FORECLOSURE SALE

Teresa Esther Chapoy
County Clerk, Val Verde County, TX
By  Deputy

Date: July 5, 2023

Instrument to be Foreclosed: Deed of Trust (the "*Deed of Trust*")

Date: December 20, 2019

Grantor: LUCAS GILLIAM

Trustee: C. PAT ELLIS

Lender: BART CORDELL

Recording Information: Recorded on December 26, 2019 under Document No. 00317517, Official Public Records of Val Verde County

Secures: Promissory Note dated December 20, 2019, in the original principal amount of \$75,000.00, due and unpaid to Bart Cordell, Lender, executed by Lucas Gilliam, Borrower

Substitute Trustees: STEVEN BROOK and/or DAVID GARD
745 E. Mulberry Ave.
Suite 700
San Antonio, Texas 78212

and/or

RUBEN VALADEZ
401 Quarry Street
Eagle Pass, Texas 78852

Property to be Sold: Being Lot Two (2) of the Dollar General 90 West Subdivision, an addition to Val Verde County, Texas, according to the map or plat recorded in Slide 577, of the Map Records of Val Verde County, Texas (the "*Property*"), including all personal property secured by the Deed of Trust.

County: VAL VERDE COUNTY, TEXAS

Date of Sale: TUESDAY, AUGUST 1, 2023

Time of Sale: The sale will be held between the hours of 10:00 AM and 4:00 PM, local time; the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three (3) hours thereafter.

Place of Sale: The sale (the "*Foreclosure Sale*") shall occur at the front steps of the Val Verde County Courthouse, 400 Pecan Street, Del Rio, Texas 78840, or as designated by the County Commissioner's Office pursuant to Section

51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Bart Cordell's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust described hereinabove.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of this default, Bart Cordell, the owner and holder of the Note, has requested that any one or more of the Substitute Trustees sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Bart Cordell's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Bart Cordell's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date, Time, and Place for the Foreclosure Sale described above, the Substitutes Trustees, or any one or more of them, will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable law.

If Bart Cordell passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessary 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Bart Cordell. **PROSPECTIVE BIDDERS ARE STRONGLY ENCOURAGED TO EXAMINE THE APPLICABLE PROPERTY RECORDS TO DETERMINE THE NATURE AND EXTENT OF SUCH MATTERS, IF ANY.**

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS-IS," without any express or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustees reserve the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustees, or any one of them.

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.

EXECUTED, this 5th day of July, 2023.


**ATTORNEY FOR BART CORDELL,
LENDER:**

LANGLEY & BANACK, INC., a Texas
professional corporation

By:  _____

DAVID GARD, for the firm.
745 E. Mulberry Avenue
Suite 700
San Antonio, Texas 78212
(210) 736-6600
dgard@langleybanck.com

SUBSTITUTE TRUSTEE:

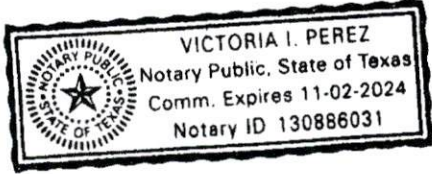
 _____

DAVID GARD
LANGLEY & BANACK, INC.
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Suite 700
San Antonio, Texas 78212
(210) 736-6600
dgard@langleybanck.com

[Acknowledgement Follows]

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 5th day of July, 2023, by DAVID GARD, in his capacity as attorney for Bart Cordell, and as Substitute Trustee.



Victoria I. Perez

Notary Public, State of Texas

My Commission Expires: 11-2-2024