

GHK ENTERPRISES L.P.

GLENN H. KOTHMANN

P.O. Box 701888
San Antonio, TX. 78270

(210) 656-0185

Certified Mail Return Receipt Requested

April 02, 2024

Mr. & Mrs. Karl Cantu
422 CR 4647
Hondo, TX. 78861

Re: Default of \$34,500.00 Promissory Note dated July 24, 2014, payable to the order of GHK Enterprises, L.P. and Glenn H. Kothmann (Collectively, the "Creditor"), and secured by a deed of trust lien on Glenn Valley Lot No(s). 46. Medina County, Texas

Dear Mr. & Mrs. Karl, Cantu

By letter dated , you were previously provided a notice of default and an opportunity to cure such default. By failing to timely pay the monthly installments due under the above referenced note, you have failed to comply with the terms of your deed of trust dated July 24, 2014, in connection with the above captioned property, and are in default thereunder.

Consequently, the Creditor has exercised its option under your Deed of Trust to accelerate and mature such note and deed of trust and declare the entire amount of unpaid principal and accrued unpaid interest thereunder wholly due and payable, and you are hereby given formal notice thereof.

Accordingly, the undersigned, as Trustee, pursuant to the terms of the Deed of Trust, said Deed of Trust being recorded in the Real Property Records of Medina County, Texas, is contemporaneously causing the appropriate Notice of Trustee's Sale to be posted in accordance with the provisions of the Deed of Trust and statutory law of the State of Texas.

Pursuant to the requirements of Section 51.002 of the Property Code, enclosed herewith is a copy of a Notice of Trustee's Sale that is being posted at the Courthouse. The Sale shall be conducted on Tuesday, May 7, 2024, at the Medina County Courthouse, Hondo, Texas at the spot designated by the County Commissioners of Medina County, no earlier than 10:00 AM and no later than 1:00 PM.

THIS INSTRUMENT APPOINTS THE 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.

Sincerely



Glenn H. Kothmann

Trustee

Certified Mail No. 9589 0710 5270 1004 1199 93

cc: By First Class Mail: Karl Cantu

GV46

rptLtrLate_Accelerate

Fair Debt Collection Practices Act Notice

GHK Enterprises, L.P. and Glenn H. Kothmann (Collectively, "Creditor") are debt collectors and are attempting to collect the aforementioned debt and any information obtained will be used only for that purpose. The amount of the debt on the note is \$25,851.95 in principle as of the date of the last payment, January 20, 2024, and interest from that date. The debt is owed to the Creditor.

Unless you, within thirty days after receipt of this notice, dispute the validity of the debt, or any portion thereon, the debt will be assumed to be valid by the Creditor. If you notify us in writing within the thirty-day period that the debt or any portion thereof, is disputed, we will obtain verification of the debt and a copy of such verification will be mailed to you. Upon your written request within the thirty-day period, we will provide you with the name and address of that original Creditor, if different from the current Creditor.

PLEASE BE ADVISED THAT DURING THE THIRTY DAY PERIOD, UNLESS PROHIBITED BY APPLICABLE LAW, WE WILL NOT DELAY OR CEASE PROCEEDING WITH THE NON-JUDICIAL FORECLOSURE SALE OF THE REAL ESTATE SECURING THE DEBT, OR OTHERWISE CEASE COLLECTION OF THE DEBT.

The original Creditors are GHK Enterprises, L.P. and Glenn H. Kothmann, mailing address is PO Box 701888, San Antonio, Texas 78270, physical address is 14537 Bulverde Rd., San Antonio, Texas 78247.

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.

You are further notified that in the event the real estate securing the aforesaid Promissory Note is foreclosed and a deficiency is created as consequence of the difference between the indebtedness due and the sums received after such action, you and any of the other obligors and guarantors of the note may be personally liable for such deficiency.

You are further notified that in the event the real estate securing the aforesaid Promissory Note is foreclosed and a deficiency is created as consequence of the difference between the indebtedness due and the sums received after such action, you and any of the other obligors and guarantors of the note may be personally liable for such deficiency.

You are further notified that in the event the real estate is occupied after such foreclosure, you and all other occupants of such real estate may be subject to an eviction proceeding as allowed by law and we may request and order from the proper court to remove you and all other occupants from the real estate.

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Notice of Non-Judicial Foreclosure Sale

April 02, 2024

WHEREAS, on July 24, 2014, Karl Cantu executed a Deed of Trust conveying to Glenn H. Kothmann, Trustee, the real property hereinafter described to secure GHK Enterprises, L.P. in the payment of that certain Promissory Note of even date therewith in the original sum of \$34,500.00, said Deed of Trust being duly recorded in Volume _____ and Page _____ of the Official Public Records of Real Property of Medina County, Texas *DOC# 2014034082*

WHEREAS, default, as same is defined in said Deed of Trust, has occurred and the outstanding balance on same is wholly due; and

WHEREAS, the owner and holder of said Deed of Trust has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVE that on Tuesday May 7, 2024, beginning at 10:00 AM, or not later than three hours after that time, the Substitute Trustee, Glenn H. Kothmann, Keaton Frieberg, and/or Matthew Winn, will sell to the highest bidder for cash, at the Courthouse of Medina County, Medina, Texas, in the area designated by the Commissioners Court of such County, the following described property, to-wit:

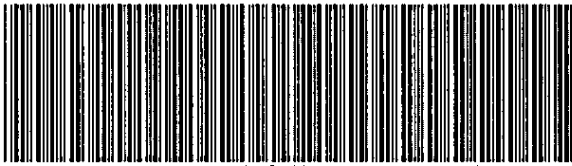
Property : Glenn Valley Lot No(s). 46



Trustee
P.O. Box 701888
San Antonio, Texas 78270
Phone 210-656-0185 Fax 210-656-6475

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VG-42-2024-24-000050

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 24-000050

Foreclosure Posting

Recorded On: April 16, 2024 10:13 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

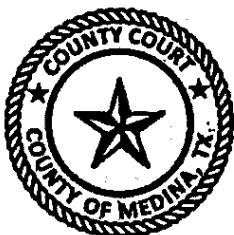
File Information:

Document Number: 24-000050
Receipt Number: 20240416000022
Recorded Date/Time: April 16, 2024 10:13 AM
User: Jaylen P
Station: cccash2

Record and Return To:

Glenn H Kothmann
PO BOX 701888

SAN ANTONIO TX 78270



**STATE OF TEXAS
Medina County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX