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**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. Ivan Castillo  
290 CR 4636  
Hondo, TX. 78861

Re: Default of \$16,383.56 Promissory Note dated July 20, 2021, 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 Oak Valley Lot No(s). 65. Medina County, Texas

Dear Mr. & Mrs. Ivan, Castillo

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 20, 2021, in connection with the above captioned property, and are in default thereunder.

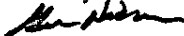
Consequently, the Creditor has exercised its option under your Deed of Trust to accelerate and mature such note and deed of trust and declare the entire amount of unpaid principal and accrued unpaid interest thereunder wholly due and payable, and you are hereby given formal notice thereof.

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 1175 86

cc: By First Class Mail: Ivan Castillo

## Notice of Non-Judicial Foreclosure Sale

April 02, 2024

WHEREAS, on July 20, 2021, Ivan Castillo 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 \$16,383.56, said Deed of Trust being duly recorded in Volume 0817 and Page 0848 of the Official Public Records of Real Property of Medina County, Texas 0857

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:

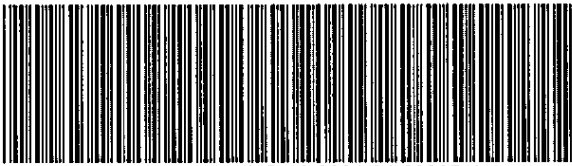
**Property : Oak Valley Lot No(s). 65**



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

OV65

rptLtrLate\_Accelerate



\*VG-42-2024-24-000051\*

**Medina County  
Gina Champion  
Medina County Clerk**

**Instrument Number: 24-000051**

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: 24-000051  
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