

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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.

**DEED OF TRUST INFORMATION:**

**Date:** 04/28/2020  
**Grantor(s):** LOUIS HERNANDEZ, JOINED HEREIN PRO FORMA BY HIS SPOUSE,  
JOSALYNE HERNANDEZ  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS  
AND ASSIGNS  
**Original Principal:** \$170,848.00  
**Recording Information:** Book 0286 Page 0543 Instrument 0157561  
**Property County:** Frio  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 235 COUNTY ROAD 2662, DEVINE, TX 78016

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of March, 2025  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR OF THE COURTHOUSE AND ITS STEPS AS THE EXACT LOCATION AT THE COURTHOUSE in Frio County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Frio County Commissioner's Court, at the area most recently designated by the Frio County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Calvin Speer, Wendy Speer, Melody Speer, Nancy Gomez, Leo Gomez, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Daniel McQuade, Vanna Ho, Aleena Litton, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Calvin Speer, Wendy Speer, Melody Speer, Nancy Gomez, Leo Gomez, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Daniel McQuade, Vanna Ho, Aleena Litton, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED  
9:09 a'clock a M  
This 10th day of January 25  
Aron T. Horta  
Frio County Court FRIO COUNTY, TX  
BY: Stephen Malhotra DEPUTY

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Calvin Speer, Wendy Speer, Melody Speer, Nancy Gomez, Leo Gomez, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Daniel McQuade, Vanna Ho, Aleena Liton, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Wayne Daughtrey whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 01/16/2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Frio County Clerk and caused it to be posted at the location directed by the Frio County Commissioners Court.

By Wayne Daughtrey

Exhibit "A"

LOT 102, PATTON RANCH ESTATES, UNIT 3, IN FRIO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN ENVELOPE 146A, PLAT RECORDS OF FRIO COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

**GHK ENTERPRISES L.P.**

**GLENN H.**

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

(210) 656-0185

Certified Mail Return Receipt Requested

January 22, 2025

Isai Martinez- Ochoa  
137 Lula Mae  
San Antonio, TX 78219

Re: Default of \$69,129.22 Promissory Note dated September 29, 2016, 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 Patton Ranch Lot No(s). 93. Frio County, Texas

Dear Mr. Ochoa,

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 September 29, 2016, 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 Frio 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, March 4, 2025, at the Frio County Courthouse, Frio, Texas at the spot designated by the County Commissioners of Frio County, no earlier than 10:00 AM and no later than 1:00 PM.

**THIS INSTRUMENT APPOINTS THE SUBSITUTE 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



Trustee

Certified Mail No. 9589 0710 5270 1462 5579 62  
cc: By First Class Mail: Isai Martinez- Ochoa

PR93  
rptLtrLate\_Accelerate

FILED

At 11:22 o'clock A M  
This 11th day of Feb 2025

Aaron T. Ibarra

Clerk County Court FRIO COUNTY, TX

BY:  DEPUTY

### **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 \$40,680.43 in principle as of the date of the last payment, May 14, 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.

## Notice of Non-Judicial Foreclosure Sale

January 22, 2025

WHEREAS, on September 29, 2016, Isai Martinez- Ochoa 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 \$69,129.22, said Deed of Trust being duly recorded in Volume 0211 and Page 423-424 of the Official Public Records of Real Property of Frio County, Texas. *Deed of Trust to Secure Assumption Vol. 0274 Pg. 0519-0526* *Deed of Trust to Secure Assumption Vol. 0307 Pg. 0596-0604*

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 March 4, 2025, 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 Frio County, Frio, Texas, in the area designated by the Commissioners Court of such County, the following described property, to-wit:

**Property : Patton Ranch Lot No(s). 167**



Trustee

P.O. Box 701888

San Antonio, Texas 78270

Phone 210-656-0185 Fax 210-656-6475

PR93

rptLtrLate\_Accelerate



**GHK ENTERPRISES L.P.**

**GLENN H. KOTHMANN**

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

(210) 656-0185

Certified Mail Return Receipt Requested

February 04, 2025

Mr. Roger Ellul  
178 CR 2665 Lot 114  
Devine, TX. 78016

FILED  
At 11:22 o'clock 11 M  
This 11th day of Feb. 2025  
\_\_\_\_\_  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: [Signature] DEPUTY

Re: Default of \$27,495.00 Promissory Note dated September 3, 2015, 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 Patton Ranch Lot No(s). 114. Frio County, Texas

Dear Mr. Roger, Ellul

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 September 3, 2015, 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 Frio 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, March 4, 2025, at the Frio County Courthouse, Frio, Texas at the spot designated by the County Commissioners of Frio 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

[Signature]  
Glenn H. Kothmann

Trustee

Certified Mail No. 9589 0710 5270 2311 7887 35

cc: By First Class Mail: Roger Ellul

pr114

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 \$15,481.49 in principle as of the date of the last payment, November 30, 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.

## Notice of Non-Judicial Foreclosure Sale

February 04, 2025

WHEREAS, on September 3, 2015, Roger Ellul 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 \$27,495.00, said Deed of Trust being duly recorded in Volume 0189 and Page 0596 of the Official Public Records of Real Property of Frio County, Texas  
602

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 March 4, 2025, 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 Frio County, Frio, Texas, in the area designated by the Commissioners Court of such County, the following described property, to-wit:

**Property : Patton Ranch Lot No(s). 114**



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

pr114

rptLtrLate\_Accelerate



**GHK ENTERPRISES L.P.**

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

(210) 656-0185

Certified Mail Return Receipt Requested

January 22, 2025

Renee Denise Hall  
149 CR 2666  
Devine, TX 78016

Re: Default of \$27,004.98 Promissory Note dated February 2, 2017 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 Patton Ranch Lot No(s). 167 Frio County, Texas.

Dear Mrs. Hall,

By letter dated December 30, 2024, 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 June 28, 2020, 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 Frio 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, January 22, 2025, at the Frio County Courthouse, Pearsall, Texas at the spot designated by the County Commissioners of Frio 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

  
Trustee

Certified Mail No. 9589 0710 5270 1462 5580 06  
cc: By First Class Mail: Renee Denise Hall

pr167  
rptLtrLate\_Accelerate

FILED  
At 11:22 o'clock A M  
This 11th day of Feb 2025  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY:  DEPUTY

## **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 \$25,450.54 in principle as of the date of the last payment, November 28, 2021, 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.

## Notice of Non-Judicial Foreclosure Sale

January 22, 2025

WHEREAS, on June 28, 2020, Renee Denise Hall 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 \$27,004.98, said Deed of Trust being duly recorded in Volume 0218 and Page 264-272 of the Official Public Records of Real Property of Frio County, Texas *Modification and Extension Agreement*

*Vol. 0290 pgs. 0547-0551*  
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 March 4, 2025, 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 Frio County, Pearsall, Texas, in the area designated by the Commissioners Court of such County, the following described property, to-wit:

**Property : Patton Ranch No(s). 167**

  
Trustee

P.O. Box 701888

San Antonio, Texas 78270

Phone 210-656-0185 Fax 210-656-6475

PR167

rptLtrLate\_Accelerate

**GHK ENTERPRISES L.P.**

**GLENN H. KOTHMANN**

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

(210) 656-0185

Certified Mail Return Receipt Requested

February 04, 2025

Mr. & Mrs. Artemio Cantu  
148 CR 2666  
Devine, TX. 78016

FILED  
At 11:22 o'clock 14 M  
This 11th day of Feb. 2025  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: [Signature] DEPUTY

Re: Default of \$30,495.00 Promissory Note dated October 19, 2016, 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 Patton Ranch Lot No(s). 214. Frio County, Texas

Dear Mr. & Mrs. Artemio, 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 October 19, 2016, 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 Frio 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, March 4, 2025, at the Frio County Courthouse, Frio, Texas at the spot designated by the County Commissioners of Frio 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

[Signature]

Glenn H. Kothmann

Trustee

Certified Mail No. 9589 0710 5270 2311 7890 08  
cc: By First Class Mail: Artemio Cantu

PR214

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 \$19,188.69 in principle as of the date of the last payment, November 23, 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.

PR214

rptLtrLate\_Accelerate

## Notice of Non-Judicial Foreclosure Sale

February 04, 2025

WHEREAS, on October 19, 2016, Artemio 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 \$30,495.00, said Deed of Trust being duly recorded in Volume 0212 and Page 188 of the Official Public Records of Real Property of Frio County, Texas  
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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 March 4, 2025, 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 Frio County, Frio, Texas, in the area designated by the Commissioners Court of such County, the following described property, to-wit:

**Property : Patton Ranch Lot No(s). 214**



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

PR214

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**GHK ENTERPRISES L.P.**

**GLENN H.**

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

(210) 656-0185

Certified Mail Return Receipt Requested

January 22, 2025

Cathleen Cantu  
111 Dixon Dr. #202  
Devine, TX 78016

Re: Default of \$55,884.27 Promissory Note dated February 6, 2020, 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 Patton Ranch Lot No(s). 374/375. Frio County, Texas

Dear Mrs. 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 February 6, 2020, 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 Frio 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, March 4, 2025, at the Frio County Courthouse, Frio, Texas at the spot designated by the County Commissioners of Frio 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

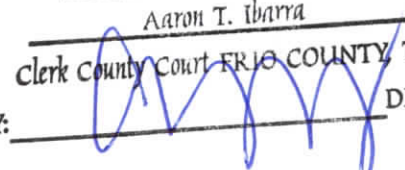


Trustee

Certified Mail No. 9589 0710 5270 1462 5579 79

cc: By First Class Mail: Cathleen Cantu

PR374/373  
rptLtrLate\_Accelerate

FILED  
At 11:22 o'clock A M  
This 11th day of Feb 2025  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY:  DEPUTY

### **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 \$48,422.78 in principle as of the date of the last payment, October 1, 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.

## Notice of Non-Judicial Foreclosure Sale

January 22, 2025

WHEREAS, on February 6, 2020, Cathleen 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 \$55,884.27, said Deed of Trust being duly recorded in Volume 0281 and Page 0712-0718 of the Official Public Records of Real Property of Frio County, Texas *Deed of Trust to Secure Assumption*

*Vol. 0311 pg. 0305-0312*  
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 March 4, 2025, 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 Frio County, Frio, Texas, in the area designated by the Commissioners Court of such County, the following described property, to-wit:

**Property : Patton Ranch Lot No(s). 373, 374**



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

PR373/374

rptLtrLate\_Accelerate