

GHK ENTERPRISES L.P.

GLENN H. KOTHMANN

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

(210) 656-0185

Certified Mail Return Receipt Requested

May 09, 2023

Ms. Elizabeth A. Aceves
Jennifer Rose Salazar
154 CR 2665
Devine, Tx. 78016

Re: Default of \$87,380.01 Promissory Note dated August 22, 2018, 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). 124, 125, 154. Frio County, Texas

Dear Ms. Elizabeth A., Aceves

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 August 22, 2018, 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, June 6, 2023, 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.

Sincerely

Glenn H. Kothmann
Trustee

Certified Mail No. 7022 1670 0001 7353 5058

cc: By First Class Mail: Elizabeth A. Aceves

PR124/PR125/PR154
rptLtrLate_Accelerate

FILED
At 11:29 o'clock A M
This 16 day of 5/2023
Aaron T. Ibarra
Clerk County Court FRIO COUNTY, TX
BY: Destiny Flores 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 \$83,639.11 in principle as of the date of the last payment, March 4, 2023, 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.

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.

PR124/PR125/PR154

rptLtrLate_Accelerate

Notice of Non-Judicial Foreclosure Sale

May 09, 2023

WHEREAS, on August 22, 2018, Elizabeth A. Aceves 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 \$87,380.01, said Deed of Trust being duly recorded in Volume 0247 and Page 0750-0758 of the Official Public Records of Real Property of Frio County, Texas *Deed of Trust to Secure Assumption*

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 June 6, 2023, beginning at 10:00 AM, or not later than three hours after that time, the Substitute Trustee, 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). 124, 125, 154



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

PR124/PR125/PR154

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

May 02, 2023

Mr. Ricardo Vazquez
111 CR 2660
Devine, TX. 78016

Re: Default of \$71,505.00 Promissory Note dated April 27, 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). 1. Frio County, Texas

Dear Mr. Ricardo, Vazquez

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 April 27, 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, June 6, 2023, 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.

Sincerely

Glenn H. Kothmann
Trustee

Certified Mail No. 7022 2410 0001 5624 9276

cc: By First Class Mail: Ricardo Vazquez

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rptLtrLate_Accelerate

FILED
At 11:29 o'clock A M
This 16 day of 5/2023
Aaron T. Ibarra
Clerk County Court FRIO COUNTY, TX
BY: T. Destiny Flores 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 \$60,448.80 in principle as of the date of the last payment, February 18, 2023, 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.

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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rptLtrLate_Accelerate

Notice of Non-Judicial Foreclosure Sale

May 02, 2023

WHEREAS, on April 27, 2016, Ricardo Vazquez 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 \$71,505.00, said Deed of Trust being duly recorded in Volume 0200 and Page 184 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 June 6, 2023, beginning at 10:00 AM, or not later than three hours after that time, the Substitute Trustee, 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). 1



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

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