

**GHK ENTERPRISES L.P.**  
**GLENN H. KOTHMANN**

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

(210) 656-0185

Certified Mail Return Receipt Requested

December 03, 2024

Mr. Vidal Guzman  
Ana D. Acevedo  
2707 W. Louisiana Ave  
Midland, TX. 79701

FILED  
At 10:37 o'clock a M  
This 17<sup>th</sup> day of December 21  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: Smalson DEPUTY

Re: Default of \$28,500.00 Promissory Note dated December 11, 2019, 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). 303. Frio County, Texas

Dear Mr. Vidal, Guzman

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 December 11, 2019, 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 7, 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



Glenn H. Kothmann

Trustee

Certified Mail No. 9589 0710 5270 0953 0471 73

cc: By First Class Mail: Vidal Guzman

PR303

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 \$23,048.73 in principle as of the date of the last payment, September 24, 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

December 03, 2024

WHEREAS, on December 11, 2019, Vidal Guzman 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 \$28,500.00, said Deed of Trust being duly recorded in Volume 0278 and Page 0393 of the Official Public Records of Real Property of Frio County, Texas  
0402

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 January 7, 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). 303**



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

PR303

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

December 03, 2024

Mr. Edgar Varela  
111 CR 2668  
Devine, TX. 78016

FILED  
At 10:37 o'clock a M  
This 17th day of December  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: [Signature] DEPUTY

Re: Default of \$20,445.00 Promissory Note dated October 2, 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). 264. Frio County, Texas

Dear Mr. Edgar, Varela

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 2, 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, January 7, 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 0953 0472 27

cc: By First Class Mail: Edgar Varela



## **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 \$15,085.02 in principle as of the date of the last payment, September 18, 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

December 03, 2024

WHEREAS, on October 2, 2018, Edgar Varela 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 \$20,445.00, said Deed of Trust being duly recorded in Volume 0250 and Page 0550-0558 of the Official Public Records of Real Property of Frio County, Texas

*Corrected Deed of Trust  
Vol. 0324 pg. 0116-0123*

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 January 7, 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). 264**



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

PR264

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

December 03, 2024

Ms. Michelle Castro  
Gabriel Fonseca  
182 CR 2665  
Devine, TX. 78016

FILED  
At 10:37 o'clock a M  
This 17th day of December  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: Smale DEPUTY

Re: Default of \$19,340.60 Promissory Note dated June 17, 2022, 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). 112. Frio County, Texas

Dear Ms. Michelle, Castro

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 June 17, 2022, 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 7, 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

  
Glenn H. Kothmann  
Trustee

Certified Mail No. 9589 0710 5270 0953 0471 80

cc: By First Class Mail: Michelle Castro

## 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 \$15,943.35 in principle as of the date of the last payment, September 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.



## Notice of Non-Judicial Foreclosure Sale

December 03, 2024

WHEREAS, on June 17, 2022, Michelle Castro 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 \$19,340.60, said Deed of Trust being duly recorded in Volume 0332 and Page 0868 - 0877 of the Official Public Records of Real Property of Frio County, Texas

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 January 7, 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). 112**



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

PR112

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

December 13, 2024

Mr. Jonathan Sandoval-Romero  
850 W. Villaret Blvd  
San Antonio, TX. 78224

FILED  
At 10:37 o'clock a M  
This 17th day of December  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: Smalder DEPUTY

Re: Default of \$62,000.00 Promissory Note dated May 12, 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). 108. Frio County, Texas

Dear Mr. Sandoval-Romero

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 May 12, 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, January 7, 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



Glenn H. Kothmann

Trustee

Certified Mail No. 9589 0710 5270 1402 5580 51

cc: By First Class Mail: Jonathan Sandoval-Romero

pr108

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 \$46,104.86 in principle as of the date of the last payment, October 11, 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

December 13, 2024

WHEREAS, on May 12, 2015, Jonathan Sandoval-Romero 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 \$62,000.00, said Deed of Trust being duly recorded in Volume 0183 and Page 015-<sub>023</sub> of the Official Public Records of Real Property of Frio County, Texas

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 January 7, 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). 108**



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

pr108

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

December 03, 2024

Mr. & Mrs. Juan M. Renteria  
1107 W. Huisache Ave.  
San Antonio, TX. 78201

FILED

At 10:37 o'clock 2 M

This 7th day of December 24

Aaron T. Ibarra

Clerk County Court FRIO COUNTY, TX

BY: Smald DEPUTY

Re: Default of \$85,466.31 Promissory Note dated July 15, 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). 96. Frio County, Texas

Dear Mr. & Mrs. Juan M., Renteria

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 15, 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 7, 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



Glenn H. Kothmann

Trustee

Certified Mail No. 9589 0710 5270 0953 0472 41

cc: By First Class Mail: Juan M. Renteria

PR96

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 \$74,561.49 in principle as of the date of the last payment, September 10, 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.

PR96

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## Notice of Non-Judicial Foreclosure Sale

December 03, 2024

WHEREAS, on July 15, 2020, Juan M. Renteria 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 \$85,466.31, said Deed of Trust being duly recorded in Volume 0290 and Page 0879-0887 of the Official Public Records of Real Property of Frio County, Texas

*Deed of Trust to Glenn Kothmann  
Vol. 0315 pg. 0218-0226*

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 January 7, 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). 96**



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

PR96

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

December 06, 2024

Mr. & Mrs. Rubaldo Barron Jr.  
170 CR 2662  
Devine, TX. 78016

FILED  
At 10:37 o'clock a M  
This 17th day of December 24  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: Smaloch DEPUTY

Re: Default of \$54,054.28 Promissory Note dated November 3, 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 Patton Ranch Lot No(s). 88. Frio County, Texas

Dear Mr. & Mrs. Rubaldo, Barron

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 November 3, 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 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 7, 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



Glenn H. Kothmann

Trustee

Certified Mail No. 9589 0710 5270 0953 0466 64

cc: By First Class Mail: Rubaldo Barron

PR88

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 \$39,216.63 in principle as of the date of the last payment, September 28, 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.

PR88

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## Notice of Non-Judicial Foreclosure Sale

December 06, 2024

WHEREAS, on November 3, 2014, Rubaldo Barron 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 \$54,054.28, said Deed of Trust being duly recorded in Volume 0169 and Page 0402 - of the Official Public Records of Real Property of Frio County, Texas *Modifying Covenant Extension Agreement - Vol. 0290-220569-0573 0411*

WHEREAS, default, as same is defined in said Deed of Trust, has occurred and the outstanding balance on same is wholly due; and *Deed of Trust to Secure Assumption Vol. 0257-090605-0613*

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 January 7, 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). 88**

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

PR88

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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

December 03, 2024

Mr. Jesus O. Perez Jr.  
311 Loraine Drive  
Devine, TX. 78016

FILED  
At 10:37 o'clock aM  
This 7th day of December 24  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: Smalchuk DEPUTY

Re: Default of \$74,495.00 Promissory Note dated January 9, 2019, 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). 14. Frio County, Texas

Dear Mr. Jesus O., Perez

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 January 9, 2019, 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 7, 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

  
Glenn H. Kothmann  
Trustee

Certified Mail No. 9589 0710 5270 0953 0471 97

cc: By First Class Mail: Jesus O. Perez

PR14

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 \$59,213.08 in principle as of the date of the last payment, September 9, 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.

PR14

rptLtrLate\_Accelerate



## Notice of Non-Judicial Foreclosure Sale

December 03, 2024

WHEREAS, on January 9, 2019, Jesus O. Perez 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 \$74,495.00, said Deed of Trust being duly recorded in Volume 0255 and Page 0818- of the Official Public Records of Real Property of Frio County, Texas *Corrected Deed of Trust 0826*

*Vol. 0271 Pgs. 0497-0505*  
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 January 7, 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). 14**



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

PR14

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

December 03, 2024

Mr. Ricardo Vazquez  
2566 Goliad Rd Apt 1702  
San Antonio, TX. 78223

FILED  
At 10:37 o'clock a M  
This 17th day of December  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: Smaldardo DEPUTY

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, January 7, 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

  
Glenn H. Kothmann  
Trustee

Certified Mail No. 9589 0710 5270 0953 0472 72  
cc: By First Class Mail: Ricardo Vazquez

## 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 \$56,637.60 in principle as of the date of the last payment, September 18, 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.

pr1

rptLtrLate\_Accelerate

## Notice of Non-Judicial Foreclosure Sale

December 03, 2024

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 0184 of the Official Public Records of Real Property of Frio County, Texas

0193

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 January 7, 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). 1**



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

pr1

rptLtrLate\_Accelerate