



**GLENN H. KOTHMANN**

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

(210) 656-0185

Certified Mail Return Receipt Requested  
And by Regular Mail

March 01, 2019

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

Re: Default of \$34,500.00 Promissory Note dated July 24, 2014, payable to the order of  
GHK Enterprises, L.P., and secured by a lien on Glenn Valley Lot No(s). 46.

Dear Mr. & Mrs. Karl, Cantu

By failing to timely pay the monthly installments, you have failed to comply with the terms of your deed of trust dated July 24, 2014, in connection with the above captioned property, and are in default thereunder.

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

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

Pursuant to the requirements of Section 51.002 of the Property Code, enclosed herewith is a copy of a Notice of Trustee's Sale that is being posted at the Courthouse. The Sale shall be conducted on Tuesday, April 2, 2019, at the Medina County Courthouse, Hondo, Texas at the spot designated by the County Commissioners of Medina County, no earlier than 10:00 AM and no later than 1:00 PM.

Sincerely

*Glenn H. Kothmann*

Glenn H. Kothmann  
Trustee

Certified Mail No. 7018 0040 0000 4310 4771

cc: By First Class Mail: Karl Cantu

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rp1LtrLate\_Accelerate

Fair Debt Collection Practices Act Notice

I am attempting to collect the debt and any information obtained will be used for that purpose. The amount of the debt on the note is \$31,488.24 in principal as of the date of the last payment December 20, 2018 and interest from that date, and this firm's attorney's fees. 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 me. If you notify me in writing within the thirty-day period that the debt, or any portion thereof, is disputed, I 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, I 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, I 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. UNLESS AND ONLY DURING THE PERIOD PROHIBITED BY APPLICABLE LAW.**

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 obligor and guarantors of the note may be personally liable for such deficiency.

You are further notified that in the event of such foreclosure you and any of the other obligor and guarantors will be subject to a report of this activity to one or more local and national credit reporting agencies or bureaus.

You are further notified that in the event the real estate is occupied after such foreclosure, you and all other occupants or such real estate will be subject to eviction proceedings to seek an order of the proper court to remove you and all other occupants from the real estate.

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rptLtr\_FairDebt

**FILED AND RECORDED**

**Instrument Number: 19-00038**

Filing and Recording Date: 03/12/2019 10:37:43 AM Pages: 4 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



*Gina Champion*

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Gina Champion, County Clerk  
Medina County, Texas

Filed By Della Colon Deputy