

**GLENN H. KOTHMANN**P.O. Box 701888
San Antonio, TX 78270

(210) 658-0185

Certified Mail Return Receipt Requested
And by Regular Mail

April 08, 2019

Mr. Rene Herrera
Roxanne Carranza
298 CR 4636
Hondo, TX. 78861

Re: Default of \$28,750.00 Promissory Note, dated August 15, 2007, payable to the order of
GHK Enterprises, L.P., and secured by a lien on Oak Valley Lot No(s). 64.

Dear Mr. Rene, Herrera

By failing to timely pay the monthly installments, you have failed to comply with the terms of your deed of trust dated August 15, 2007, 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, May 7, 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
TrusteeCertified Mail No. 7018 0040 0000 4010 3811

cc: By First Class Mail: Rene Herrera

OV64

rptLtrLate_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 \$18,408.59 in principal as of the date of the last payment February 8, 2019 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.

OV84

rptLtr_FairDebt

Notice of Non-Judicial Foreclosure Sale

April 08, 2019

WHEREAS, on August 15, 2007, Rene Herrera 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 \$28,750.00, said Deed of Trust being duly recorded in Volume 685 and Page 880 of the POC # 2007-007-719 Official Public Records of Real Property of Medina County, Texas; 887

WHEREAS, default, as same is defined in said Deed of Trust, has occurred and the outstanding balance on same is wholly due; and

WHEREAS, the owner and holder of said Deed of Trust has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVE that on Tuesday May 07, 2019, 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 Medina County, Hondo, Texas, in the area designated by the Commissioners Court of such County, the following described property, to-wit:

Property: Oak Valley Lot No(s). 64



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

OV64

optLr_NonJudicial

FILED AND RECORDED

Instrument Number: 19-00047

Filing and Recording Date: 04/16/2019 10:31:28 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

Gina Champion, County Clerk
Medina County, Texas

Filed By Ernesto Alejandro Deputy

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