

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
2025 JAN 14 PM 2:45  
KELLEY PRICE  
COUNTY CLERK WOOD CO TX

Notice Required By Texas Property Code Section 51.002(i): **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.**

**Date:** January 14, 2025

**Deed of Trust:**

**Date:** January 10, 2024

**Grantor:** TGG, LLC by Gary Grossman, its Managing Partner

**Grantor's County:** Wood

**Beneficiary:** Bob Houser and Ben J. Kerr, III

**Trustee:** Kevan Burroughs

**Substitute Trustee:** JASON A. HOLT

**Recorded in:** Clerk's File No. 2024-00009848, Real Property Records, Wood County, Texas.


**Property:** 1.00 acre and 0.921 of an acre of land, more or less, situated in the E. Esparsa Survey, Abstract No. 182, Wood County, Texas, being more fully described in the above referenced Deed of Trust.

**Personal Property:** All personal property situated in the Gateway Building, including the furniture, equipment, kitchen appliances, computers, wall signs and liquor inventory

**Date of Sale of Property:** Tuesday, February 4, 2025, at or within three hours after 10:00 a.m.

**Place of Sale of Property** (including County): At the second floor entrance on the East side of the Wood County Courthouse in Quitman, Texas or as the Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Substitute Trustee will sell the Property and the Personal Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

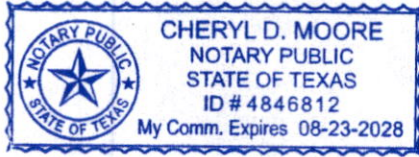


JASON A. HOLT, Substitute Trustee  
215 E. Goode  
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on January 14, 2025, by JASON A. HOLT.



*Cheryl D. Moore*  
\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Notary's Name (Printed)

Eric Smothers, Trustee of the Aquila Consulting Solo 401k Plan Trust Agreement dated July 9, 2021, Noteholder  
Provident Loan Servicing, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Absolute Mobile RV, LLC, a Texas Limited Liability Company  
Lee Garber  
170 Van Zandt County Road 3221 Wills Point Tx 75169  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7013 78 on 1.14.2025

**FILED**  
JAN 14 2025  
3:44 pm  
KELLEY PRICE  
CLERK  
WOOD COUNTY, TX

Absolute Mobile RV, LLC, a Texas Limited Liability Company  
Lee Garber  
985 Indian Gap, Quitman, TX 75783  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7013 92 on 1.14.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Absolute Mobile RV, LLC, a Texas Limited Liability Company and Lee Garber executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Wood County, Texas and is recorded under Clerk's File/Instrument Number 2022-00002486, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: **Tuesday, the 4<sup>th</sup> day of February, 2025**

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Wood County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOTS 102, 103 AND 104 SECTION I, HOLIDAY VILLAGES OF FORK

SUBDIVISION, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 9,  
PAGE 199-202, PLAT RECORDS, WOOD COUNTY, TEXAS

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.


Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Catherine Chesley  
Googion  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136