

Vylla Solutions, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-30178

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 9/27/2011, Billy Joe Grubbs, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robert J. Adam, Stephen W. Bing or Leigh Ann Thompson, as Trustee, Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Interline Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$129,015.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Interline Mortgage Services, LLC, which Deed of Trust is Recorded on 9/30/2011 as Volume 2011050091, Book , Page , Loan Modification recorded on 3/17/2020 as Instrument No. 2020015501 in Galveston County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**See attached exhibit "A" attached hereto and made a part hereof**

Commonly known as: **6426 FARM 646 RD SOUTH SANTA FE, TX 77510**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Patricia Poston, Sandy Dasigenis, Steve Leva, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **1/7/2025 at 1:00 PM**, or no later than three (3) hours after such time, in **Galveston County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY COURTHOUSE, 722 MOODY (21st STREET), GALVESTON, TX 77550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

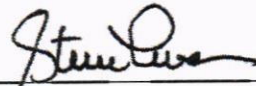
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 10/22/2024

WITNESS, my hand this October 24, 2024

*vanessa portillo*

By: Vanessa Portillo, Trustee Sale Specialist  
Vylla Solutions, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Jeff Leva, Patricia Poston, Sandy Dasigenis, Steve  
Leva  
C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



Loan Number 7134110447

Date SEPTEMBER 27, 2011

Property Address 6426 FARM 646 ROAD SOUTH  
SANTA FE, TEXAS 77510

### EXHIBIT "A"

#### LEGAL DESCRIPTION

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

A.P.N # 1095-00-00-0214-002

PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF OUTLOT 214, IN ALTA LOMA OUTLOTS, IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 113, PAGE 39 OF THE MAP RECORDS AND TRANSFERRED TO PLAT RECORD NO 10, MAP NO 21, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF SAID ALTA LOMA OUTLOT 214,

THENCE WEST, ALONG THE SOUTH LINE OF SAID OUTLOT 214, DISTANCE OF 40 00 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF F M 646,

THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID OUTLOT 214, AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F M 646, A DISTANCE OF 290 00 FEET TO A 1/2 INCH ROD FOUND IN A 3/4 INCH IRON PIPE FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID OUTLOT 214, AND ALONG THE WEST RIGHT-OF-WAY LINE OF F M 646, A DISTANCE OF 150.00 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER,

THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID OUTLOT 214, A DISTANCE OF 620 00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,

THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID OUTLOT 214, A DISTANCE OF 150 00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,

THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID OUTLOT 214, A DISTANCE OF 620 00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING 2 13 ACRES OF LAND, MORE OR LESS

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### FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

*August P. Sullivan*  
2011050091

September 30, 2011 01 32 41 PM

FEE \$76 00

**FILED**

Instrument Number: *FILED2024001247*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 10/24/2024 12:20PM

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



*Dwight D. Sullivan*

**Dwight D. Sullivan**, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*