

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 18, 2020 and recorded under Clerk's File No. 2020-20511 corrected in 2020-20578, in the real property records of HUNT County Texas, with Qiaoli Yang, joined herein proforma by my spouse, Yongheng Li as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Qiaoli Yang, joined herein proforma by my spouse, Yongheng Li securing payment of the indebtedness in the original principal amount of \$232,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Qiaoli Yang. Onslow Bay Financial LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

#### Legal Description:

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G.W. BAGLY SURVEY, ABSTRACT NO. 116, HUNT COUNTY, TEXAS, BEING KNOWN AS THOSE TRACTS OF LAND DESCRIBED IN DEED TO CHRISTOPHER G. KIRBY AND JENNIFER M. KIRBY, RECORDED IN VOLUME 1664, PAGE 406, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO CHRISTOPHER G. KIRBY AND JENNIFER M. KIRBY, RECORDED IN DOCUMENT NO. 2010-9185, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

**Date of Sale: 08/06/2024**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: HUNT County Courthouse, Texas at the following location: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **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.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on July 3, 2024.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: 

Printed Name: Robert LaMont, July 11, 2024

C&M No. 44-24-01661

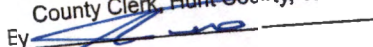
**FILED FOR RECORD**  
at 3:00 o'clock 7 M  
**JUL 11 2024**  
**BECKY LANDRUM**  
County Clerk, Hunt County, Tex.  
Ey 

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G.W. BAGLY SURVEY, ABSTRACT NO. 116, HUNT COUNTY, TEXAS, BEING KNOWN AS THOSE TRACTS OF LAND DESCRIBED IN DEED TO CHRISTOPHER G. KIRBY AND JENNIFER M. KIRBY, RECORDED IN VOLUME 1664, PAGE 406, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO CHRISTOPHER G. KIRBY AND JENNIFER M. KIRBY, RECORDED IN DOCUMENT NO. 2010-9185, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST R.O.W. LINE OF F.M. HIGHWAY 512 (VARIABLE WIDTH R.O.W.), SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID KIRBY TRACT (DOC. NO. 2010-9185) AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO PHILLIP SMITH AND ANGELA SMITH, RECORDED IN DOCUMENT NO. 2010-5683, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 24 DEGREES 18 MINUTES 03 SECONDS EAST - 10.42;

THENCE SOUTH 24 DEGREES 18 MINUTES 03 SECONDS EAST, ALONG THE RECOGNIZED WEST R.O.W. LINE OF SAID F.M. HIGHWAY 512 AND THE RECOGNIZED EAST LINE OF SAID KIRBY TRACT (DOC. NO. 2010-9185), A DISTANCE OF 298.27 FEET TO A 60D NAIL FOUND THE BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 490.86 FEET, A CENTRAL ANGLE OF 25 DEGREES 51 MINUTES 38 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 17 MINUTES 44 SECONDS EAST - 219.68 FEET;

THENCE ALONG THE RECOGNIZED WEST R.O.W. LINE OF SAID F.M. HIGHWAY 512, THE RECOGNIZED EAST LINE OF SAID KIRBY TRACT (DOC. NO. 2010-9185) AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 221.55 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569, THE END OF SAID CURVE, IN THE RECOGNIZED EAST LINE OF SAID KIRBY TRACT (VOL. 1664, PG. 406);

THENCE SOUTH 00 DEGREES 38 MINUTES 16 SECONDS WEST, ALONG THE RECOGNIZED WEST R.O.W. LINE OF SAID F.M. HIGHWAY 512 AND THE RECOGNIZED EAST LINE OF SAID KIRBY TRACT (VOL. 1664, PG. 406), A DISTANCE OF 140.20 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY SOUTHEAST CORNER OF SAID KIRBY TRACT (VOL. 1664, PG. 406);

THENCE NORTH 89 DEGREES 21 MINUTES 44 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID KIRBY TRACT (VOL. 1664, PG. 406);

THENCE SOUTH 00 DEGREES 38 MINUTES 16 SECONDS WEST, ALONG A RECOGNIZED EAST LINE OF SAID KIRBY TRACT (VOL. 1664, PG. 406) AND THE RECOGNIZED WEST R.O.W. LINE OF SAID F.M. HIGHWAY 512, A DISTANCE OF 400.00 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID KIRBY TRACT (VOL. 1664, PG. 406);

THENCE SOUTH 89 DEGREES 21 MINUTES 44 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 OR CORNER IN THE RECOGNIZED WEST R.O.W. LINE OF SAID F.M. HIGHWAY 512, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY NORTHEAST CORNER OF SAID KIRBY TRACT (VOL. 1664, PG. 406);

THENCE SOUTH 00 DEGREES 38 MINUTES 16 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID KIRBY TRACT (VOL. 1664, PG. 406) AND THE RECOGNIZED WEST R.O.W. LINE OF SAID F.M. HIGHWAY 512, A DISTANCE OF 220.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID KIRBY TRACT (VOL. 1664, PG. 406) AND THE APPARENT NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT 2, TRACT B TO BJMP PARTNERSHIP, RECORDED IN DOCUMENT NO. 2010-7323, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST, ALONG THE RECOGNIZED MOST SOUTHERLY SOUTH LINE OF SAID KIRBY TRACT (VOL. 1664, PG. 406) AND THE APPARENT NORTH LINE OF BJMP TRACT 2, TRACT B, A DISTANCE OF 1432.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT EAST LINE OF SAID BJMP TRACT 1, TRACT B, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID KIRBY TRACT (VOL. 1664, PG. 406) AND THE APPARENT NORTHWEST CORNER OF SAID BJMP TRACT 2, TRACT B;

THENCE NORTH 01 DEGREES 05 MINUTES 03 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID KIRBY TRACT (VOL. 1664, PG. 406) AND THE APPARENT EAST LINE OF SAID BJMP TRACT 1, TRACT B, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 612.00 FEET AND CONTINUING A TOTAL DISTANCE OF 916.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT IN THE APPARENT EAST LINE OF SAID BJMP TRACT 1, TRACT A, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID KIRBY TRACT (VOL. 1664, PG. 406) AND THE RECOGNIZED SOUTHWEST CORNER OF KIRBY TRACT (DOC. NO. 2010-9185);

THENCE NORTH 01 DEGREES 05 MINUTES 03 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID KIRBY TRACT (DOC. NO. 2010-9185) AND THE APPARENT EAST LINE OF SAID BJMP TRACT 1, TRACT A, A DISTANCE OF 329.74 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID KIRBY TRACT (DOC. NO. 2010-9185) AND THE APPARENT SOUTHWEST CORNER OF SAID SMITH TRACT;

THENCE SOUTH 89 DEGREES 52 MINUTES 07 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID KIRBY TRACT (DOC. NO. 2010-9185) AND THE APPARENT SOUTH LINE OF SAID SMITH TRACT, A DISTANCE OF 1243.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,739,123.42 SQ. FT. OR 39.925 ACRES OF LAND.