

916 WOODED CREEK LANE  
MCKINNEY, TX 75071

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### NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**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.**

**1. Date, Time, and Place of Sale.**

Date: October 07, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE COLLIN COUNTY COURTHOUSE LOCATED AT 2100 BLOOMDALE ROAD, MCKINNEY, TX 75071; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 23, 2017 and recorded in Document CLERK'S FILE NO. 20170628000842690 real property records of COLLIN County, Texas, with ABBASALIE SOHRAB AND AREZZO KHOSHKHOO HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ABBASALIE SOHRAB AND AREZZO KHOSHKHOO HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$255,290.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077

2025 AUG 11 AM 10:15  
FILED  
SHARLETT  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY: DO DEPUTY



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LOGAN THOMAS, PHILLIP PIERCEALL, DOUGLAS RODGERS, TERRY WATERS, BRUCE MILLER, DAVID RAY, KINNEY LESTER, ASHLEE LUNA, THOMAS LESTER, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, AUCTION.COM, ANGELA COOPER, JEFF BENTON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., RYAN BOURGEOIS, ISRAEL SAUCEDO, OR ROBERT FORSTER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Jeff Benton and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8/11/25 I filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.



Declarants Name: Jeff Benton

Date: 8/11/25

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COLLIN

**EXHIBIT "A"**

LOT 23, IN BLOCK A, OF WOODBERRY ESTATES, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME J, PAGE 953, MAP/PLAT RECORDS,  
COLLIN COUNTY, TEXAS.

Unofficial