

25-05825
320 LEOPOLD TRL. GREENVILLE, TX 75402

APR 23 2026

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinojos*

Property: The Property to be sold is described as follows:

LOT 9 IN BLOCK E OF STRATTON PLACE ADDITION, A SUBDIVISION
IN HUNT COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN CLERK'S FILE NO. 2023-08594 OF PLAT RECORDS OF
HUNT COUNTY, TEXAS

Security Instrument: Deed of Trust dated August 12, 2024 and recorded on August 12, 2024 at Instrument
Number 2024-15134 in the real property records of HUNT County, Texas, which
contains a power of sale.

Sale Information: July 7, 2026, at 1:00 PM, or not later than three hours thereafter, at the north steps,
including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt
County Courthouse. or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code
section 51.009, the Property will be sold as is, without any expressed or implied
warranties, except as to warranties of title, and will be acquired by the purchaser at its
own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee
reserves the right to set additional, reasonable conditions for conducting the sale and will
announce the conditions before bidding is opened for the first sale of the day held by the
substitute trustee.

Obligation Secured: The Deed of Trust executed by SOPHIA NASRY AND FARIDON ALKOZAI secures
the repayment of a Note dated August 12, 2024 in the amount of \$328,833.00. PLANET
HOME LENDING, LLC, whose address is c/o Planet Home Lending, 321 Research
Parkway Suite 303, Meriden, CT 06450-8301, is the current mortgagee of the Deed of
Trust and Note and Planet Home Lending is the current mortgage servicer for the
mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025,
the mortgagee authorizes the mortgage servicer to administer the foreclosure on its
behalf.

Substitute Trustee: in accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.

**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.**

**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.**



/s Corey Lewis

Corey Lewis, Attorney at Law
Texas Bar No. 24134172
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De Cubas & Lewis, P.C.

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Phone: (954) 453-0365
Fax: (469) 518-4972



Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers,
Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad
Wallace, Tonya Washington, Tionna Hadnot, Misty
McMillan, Shawn Schiller, Jackie Perkins,
Auction.com LLC, Randy Daniel, Cindy Daniel, Liz
Hach, Cheryl Harris||Richard Paul Carr Jr, Harriett
Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy
Daniel, Margaret Rosanne Kayl, Jabria Foy, Heather
Golden, Kara Riley, Catherine Geddie, Agency Sales
and Posting LLC

c o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Richard Carr Jr, declare under penalty of perjury that on the 23 day of April, 2026. I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).