

**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: 09/02/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Dallas County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/29/2022 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number 202200234675, with Jessie Herron and Keith M Herron (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Sun West Mortgage Company, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Jessie Herron and Keith M Herron, securing the payment of the indebtedness in the original amount of \$247,566.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Sun West Mortgage Company, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 14, IN BLOCK 21, OF SPRING OAKS ADDITION, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 49, PAGE 197 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

BY  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2025 AUG -7 AM 11:17

FILED

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Sun West Mortgage Company Inc, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Sun West Mortgage Company, Inc.  
18303 Gridley Road  
Cerritos, CA 90703



**SUBSTITUTE TRUSTEE**

Agency Sales and Posting LLC or AUCTION.COM  
LLC, OR Shelley Ortolani, Michele Hreha, Mary  
Mancuso, Francesca Ortolani, Carol Dunmon or  
Payton Hreha or Kirk Schwartz, Esq., or Carson  
Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey  
Kramer, Esq., c/o Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX  
75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of  
the Dallas County Clerk and caused to be posted at the Dallas County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_