

6155 EASTWOOD DRIVE  
GILMER, TX 75645

00000009495722

**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: September 06, 2022

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

Place: THE SOUTH ENTRY STEPS (HIGHWAY 154) OF THE UPSHUR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 February 12, 2016 and recorded in Document CLERK'S FILE NO. 201601555; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201802168 real property records of UPSHUR County, Texas, with JEFFREY M PERHOT, grantor(s) and PRIORITY ONE MORTGAGE CORP, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFREY M PERHOT, securing the payment of the indebtednesses in the original principal amount of \$98,210.40, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK FSB 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. PRIORITY BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

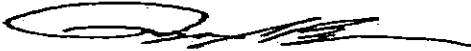
c/o PRIORITY BANK  
400 WEST COMMERCIAL STREET  
OZARK, AR 72949

FILED  
TERRI ROSS  
COUNTY CLERK  
2022 AUG 11 AM 11:24  
UPSHUR COUNTY, TX  
BY KT  
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.**

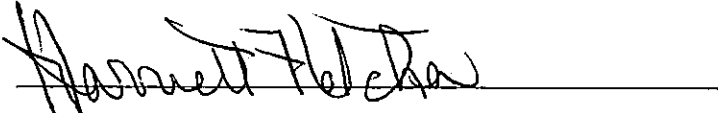
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o 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.



Ryan Bourgeois

**Certificate of Posting**

My name is Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 11, 2022 I filed at the office of the UPSHUR County Clerk and caused to be posted at the UPSHUR County courthouse this notice of sale.



Declarants Name: Harriett Fletcher

Date: August 11, 2022

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UPSHUR



LOT 298, GLENWOOD ACRES, PHASE 5, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOL. 4, PAGE 643  
OF THE PLAT RECORDS OF UPSHER COUNTY, TEXAS.