

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 STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED  
2024 NOV -6 PM 1:42  
MORRIS COUNTY TEXAS

**NOTICE OF TRUSTEE'S SALE**

**Date:** November 6<sup>th</sup>, 2024  
**Borrowers:** Perry Watkins and Joyce Watkins  
**Mortgagee:** DFW Peak Investments, LLC, a Texas Limited Liability Company (the "Company"), by assignment from Susie Gajdica, surviving spouse and community property heir of Daniel Gajdica, original Mortgagee under the Note/Security Instrument.

**Note/Security Instrument:** Contract for Deed executed by Borrowers and Daniel Gajdica on or about December 3, 2014, in the Original Principal Amount of Thirty-Five Thousand and NO/100<sup>th</sup>s (\$35,000.00), and subsequently filed in/under Instrument No. 2024-001153, Official Public Records, Morris County, Texas.

**Property:** 2.25 ACRES, MORE OR LESS, SITUATED IN THE JAMES DOLLARHIDE SURVEY, ABSTRACT 79, MORRIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN ASSIGNMENT RECORDED IN/UNDER CLERK'S FILE NO. 2024-001153, OFFICIAL PUBLIC RECORDS, MORRIS COUNTY, TEXAS, AND DESCRIBED IN DEED DATED FEBRUARY 14, 1973 FROM J.A. SHERIDA, ET UX TO PERRY WATKINS, ET UX, RECORDED IN VOLUME 139, PAGE 527, DEED RECORDS OF MORRIS COUNTY, TEXAS, AND INCLUDING A DOUBLE-WIDE MANUFACTURED HOME, LABEL #TRA0422497/TRA0422498, SERIAL #12996520796B

... and more commonly known as 2316 Hwy. 1400, Daingerfield, Texas 75638.

**County:** Morris County, Texas

**Appointment of Trustee:**

In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the mortgagee has named and appointed, and by these presents does name and appoint Samuel Paul Wesson as Trustee to act under and by virtue of said Note/Security Instrument.

**THIS INSTRUMENT APPOINTS THE 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 THE MORTGAGE SERVICER**

FILED  
CLERK OF COURT  
MORRIS COUNTY TEXAS  
2024 NOV -6 PM 1:43

**Trustee:** Samuel Paul Wesson

**Trustee's Addresses:** C/O DFW PEAK INVESTMENTS, LLC  
P.O. Box 381  
Little Elm, TX 75068

**Date of Sale (first Tuesday of month):** December 3, 2024

**Time of Sale:** The sale will begin at 10:00 a.m. or not later than three hours after that time.

**Place of Sale:** THE FRONT (EAST) DOOR OF THE COURTHOUSE OF MORRIS COUNTY, TEXAS, AS DESIGNATED BY THE COMMISSIONER'S COURT IN VOLUME L, PAGE 509, COMMISSIONER'S COURT MINUTES, OR AS FURTHER ORDERED BY THE COUNTY COMMISSIONS, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Mortgagee has appointed Samuel Paul Wesson as Trustee under the Note/Security Instrument. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note/Security Instrument.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

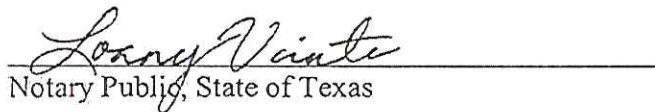
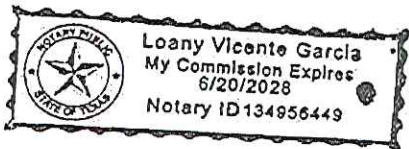
TRUSTEE



Samuel Paul Wesson

STATE OF TEXAS )  
  )  
COUNTY OF HUNT )

This instrument was acknowledged before me on the 6<sup>th</sup> day of November, 2024, by Samuel Paul Wesson.



Notary Public, State of Texas