

Prepared By:
Max M. Africk
General Counsel
Legacy Housing Corporation

Once Recorded, Return To:
Legacy Housing Corporation
Attn: General Counsel
1600 Airport Freeway, Suite 100
Bedford, TX 76022

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF TRUSTEE'S SALE

DATE, TIME, AND PLACE OF SALE:

DATE: May 6, 2025

TIME: The sale will begin at 10:00 am or not later than three (3) hours after that time

PLACE: In Dallas County, Texas, on the North Side of the George Allen Courts Building facing Commerce Street below the overhang or in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code

INSTRUMENT TO BE FORECLOSED: The instrument to be foreclosed is the Deed of Trust (the "Deed") dated April 12, 2023 and recorded April 17, 2023 as Document No. 202300072942, in the real property records of Dallas County, Texas, with Fajato LLC, a Texas limited liability company, as Grantor, and Legacy Housing Corporation, a Texas corporation, as Lender.

TERMS OF SALE: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed, the Lender has authorized the Trustee to sell the Property in one or more parcels or in its entirety. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS, WHERE IS, without any express or implied warranties and at the purchaser's own risk. Any conveyance of the Property is subject to all matters of record affecting the Property.

OBLIGATION SECURED: The Deed secures repayment of a Promissory Note (the "Note") dated April 12, 2023. Pursuant to the Note, Fajato LLC is indebted to Legacy in an amount not less than \$1,069,486.50.

TRUSTEE: Max M. Africk

TRUSTEE'S MAILING ADDRESS: 1600 Airport Freeway, Suite 100

Bedford, Texas 76022

Tel: 817-799-4906

Email: maxafrick@legacyhousingcorp.com

2025 APR - 7 PM 4: 00

FILED

PROPERTY: The Property is defined as the Mortgaged Property in the Deed and includes the real property described below.

The real property located in Dallas County, Texas, commonly known as: 12013 Seagoville Rd., Balch Springs, Texas 75159.

Legal Description:

BEING a 8.092. acre tract of land situated in the Watt Marks Survey, Abstract Number 938, Dallas County, Texas, in the City of Balch Springs, being all of the tract of land described in the instrument to Susan Gayle Ablon recorded in Volume 90122, Page 1953, Deed Records of Dallas County, Texas, said 8.092 acre tract of land being more particularly described as follows:

BEGINNING at a ½ inch iron rod found in the northerly right-of-way line of Seagoville Road (an 80 foot wide right-of-way) for the southeasterly corner of Hickory Tree Heights Addition, according to the plat recorded in Volume 19, Page 91, Plat Records of Dallas County, Texas;

THENCE with the easterly line of said Hickory Tree Heights Addition North 00° 04' 20" East (Volume 90122, Page 1953 = North 00° 38' 00" East) a distance of 507.29 feet to a 5/8 inch iron rod with a plastic cap stamped "Dunaway Assoc LP" found for the common easterly corner of said Hickory Tree Heights Addition and Lots 1 & 2, Block A, Replat of James Galletta Addition an addition to the City of Balch Springs according to the plat recorded in Document Number 201700332303, Official Public Records of Dallas County, Texas;

THENCE with the easterly line of said James Galletta Addition North 00° 41' 51" West a distance of 785.59 feet (Volume 90122 Page 1953 = North 00° 11' 19" West 785.69 feet) to a 5/8 inch iron rod with a plastic cap stamped "Dunaway Assoc LP" set in the southerly line of the Ambassador Subdivision, an addition to the City of Balch Springs according to the plat recorded in Volume 84213, Page 2711, Plat Records of Dallas County, Texas for the northeasterly corner of said James Galletta Addition,

THENCE with the southerly line of said Ambassador Subdivision North 88° 30' 50" East a distance of 270.34 feet (Volume 90122 Page 1953 = North 89° 23' 58" East 269.49 feet) to a 5/8 inch iron rod with a plastic cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the southerly line of said Ambassador Subdivision South 00° 52' 20" East a distance of 1,283.97 feet (Volume 90122 Page 1953 = South 00° 04' 21" East 1,283.28 feet) to a 5/8 inch iron rod with a plastic cap stamped "Dunaway Assoc LP" set in the northerly right-of-way line of Seagoville Road for the northwesterly corner of the tract of land described in the instrument to the County of Dallas recorded in Volume 82091, Page 1590, Deed Records of Dallas County, Texas;

THENCE with the northerly right-of-way line of Seagoville Road South 86° 44' 14" West (Volume 90122 Page 1953 = South 87° 26' 12" west) a distance of 281.32 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 8.092 acres (352,415 square feet) of land.

Formal notice is hereby given that Fajato LLC is in default under the Note, and Legacy Housing Corporation has requested that the undersigned Trustee sell the Property according to the terms of

the Deed and applicable law. The sale will take place on the date and at the time and place identified above.

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.

Posted: April 7, 2025



Max M. Affick, Trustee
General Counsel, Legacy Housing Corporation