

FILED

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Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

COUNTY CLERK
DALLAS COUNTY
BY [Signature] DEPUTY

May 4, 2022

Grantor: FAJATO LLC, a Texas limited liability company

Trustee: Dwight L. Berry

Lender: American National Bank & Trust, N.A., a national bank

Recorded in: Instrument Number 202200128042 of the Official Public Records of Dallas County, Texas.

Legal Description: Commonly known as 408 E. Stark Road, Seagoville, Dallas County, Texas 75159, and more particularly described in Exhibit A attached hereto and incorporated herein the same as if fully set forth herein at length.

Secures: Promissory Note ("Note") in the original principal amount of \$3,265,875.00, executed by FAJATO LLC ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the Legal Description, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: Tuesday, September 2, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three (3) hours thereafter.

Place: The place where foreclosure sales are to take place, or if no place is designated by the Dallas County Commissioners Court, the sale will be conducted on the North Side of the George Allen Courts Building facing Commerce Street, Dallas, Texas, below the overhang, in Dallas County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that

American National Bank & Trust, N.A.'s, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, American National Bank & Trust, N.A., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of American National Bank & Trust, N.A.'s, election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with American National Bank & Trust, N.A.'s, rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If American National Bank & Trust, N.A., passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by American National Bank & Trust, N.A. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

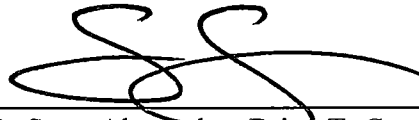
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



R. Scott Alagood, Attorney for American National Bank & Trust, N.A., a national bank, Lender under the Note and Beneficiary of the Deed of Trust



R. Scott Alagood or ~~Brian T. Cartwright~~ or Samuel B. Burke or Ryan T. Webster, Substitute Trustee
319 W. Oak Street
Denton, Texas 76201
Telephone (940) 891-0003
Telecopier (940) 891-0004

Exhibit A

Property Legal Description

TRACT 1:

BEING A TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT 541, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 43.80 ACRE TRACT OF LAND DESCRIBED IN DEED FROM J. N. JUNKINS, ET UX TO TONY WAGLIARDO AS RECORDED IN VOLUME 3421, PAGE 166, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" DIAMETER IRON ROD SET IN THE SOUTHEAST LINE OF STARK ROAD, SAID IRON ROD ALSO BEING AT THE NORTH CORNER OF THE SECOND INSTALLMENT OF ROBINWOOD ESTATES, AN ADDITTON TO THE CITY OF SEAGOVILLE, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 51, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 02 MINUTES 00 SECONDS EAST, 976.75 FEET, WITH THE SAID SOUTHEAST LINE OF STARK ROAD, TO A 1/2" IRON PIPE FOUND AT THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONALD RUTHERFORD AS RECORDED IN VOLUME 2000096 PAGE 05423, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 19 MINUTES 18 SECONDS EAST, 1 144.30 FEET, WITH THE SOUTHWEST LINE OF SAID RUTHERFORD TRACT AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JO ELLEN WILBURN AS RECORDED IN VOLUME 98132, PAGE 07481, AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DENNIS RAY ZIMMERMAN AND PENNY SUZANNE ZIMMERMAN AS RECORDED IN VOLUME 2000204, PAGE 00655, AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH E. ZIMMERMAN AS RECORDED IN VOLUME 69014, PAGE 0731, AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN D. WHITLEY, ET UX AS RECORDED IN VOLUME 70194, PAGE 0892, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALONG A FENCE LINE, TO A 1/2" DIAMETER IRON ROD FOUND AT THE SOUTH CORNER OF SAID WHITLEY TRACT, SAID IRON ROD ALSO BEING AT THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE WOOD SISTERS MINOR TRUST AS RECORDED IN VOLUME 98115, PAGE 01636, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 49 DEGREES 09 MINUTES 52 SECONDS EAST, 516.58 FEET WITH THE SOUTHWEST LINE OF THE WOOD SISTERS MINOR TRUST TRACT AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES ED PARKER, ET UX AS RECORDED IN VOLUME 83173, PAGE 1920, AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES RAY

ZIMMERMAN AS RECORDED IN VOLUME 86132, PAGE 5455, DEED RECORDS, DALLAS COUNTY, TEXAS, TO A 1/2" DIAMETER IRON ROD SET;

THENCE ALONG THE HIGH BANK OF A CREEK THE FOLLOWING:

SOUTH 09 DEGREES 45 MINUTES 00 SECONDS WEST, 160.63 FEET TO A 1/2" DIAMETER IRON ROD SET; SOUTH 20 DEGREES 37 MINUTES 00 SECONDS EAST, 68.62 FEET TO A 1/2" DIAMETER IRON ROD SET; SOUTH 31 DEGREES 25 MINUTES 00 SECONDS WEST, 536.59 FEET TO A 1/2" DIAMETER IRON ROD SET; SOUTH 17 DEGREES 36 MINUTES 00 SECONDS WEST, 39.24 FEET TO A 1/2" DIAMETER IRON ROD SET;

SOUTH 51 DEGREES 47 MINUTES 00 SECONDS WEST, 340.08 FEET TO A 1/2" DIAMETER IRON ROD SET AT THE EAST CORNER OF THE FIRST INSTALLMENT OF ROBINWOOD ESTATES, AN ADDITION TO THE CITY OF SEAGOVILLE, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 22, PAGE 55, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 01 MINUTES 00 SECONDS WEST, 1919.47 FEET, WITH THE NORTHEAST LINE OF SAID FIRST INSTALLMENT ROBINWOOD ESTATES AND WITH THE NORTHEAST LINE OF SAID SECOND INSTALLMENT ROBINWOOD ESTATES, TO THE PLACE OF BEGINNING AND CONTAINING 43.3592 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT:

BEING A TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT 541, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED FROM JOSE E. MANRIQUEZ AND MARIA MANRIQUEZ, AS RECORDED IN INSTRUMENT NO. 201700214509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AS SHOWN ON THIS SURVEY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ASFOLLOWS:

BEGINNING AT A FOUND 1 INCH IRON PIPE FOR CORNER ON THE SOUTHEAST RIGHT OF WAY LINE OF E STARK ROAD, BEING THE NORTH CORNER OF SECOND INSTALLMENT OF ROBINWOOD ESTATES, AN ADDITION TO THE CITY OF SEAGOVILLE, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 24, PAGE 51, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 03 MINUTES 36 SECONDS EAST, ALONG E STARK ROAD, A DISTANCE OF 226.94 FEET TO A SET 1/2 INCH YELLOW-CAPPED IROD ROD FOR CORNER;

THENCE SOUTH 44 DEGREES 01 MINUTES 00 SECONDS EAST, A DISTANCE OF 1933.09 FEET TO A SET 1/2 INCH YELLOW-CAPPED IRON ROD FOR CORNER ON A SOUTHEAST LINE OF SAID MANRIQUEZ TRACT, BEING A POINT ON A

NORTHWEST LINE OF COLONIAL OAKS II ADDITION, AN ADDITION IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR THEREOF RECORDED IN VOLUME 85053, PAGE 2770, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

SOUTH 51 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 228.07 FEET TO A FOUND 1 INCH IRON PIPE FOR CORNER, BEING THE EAST CORNER OF FIRST INSTALLMENT, ROBINWOOD ESTATES, AN ADDITION IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 22, PAGE 55, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE SOUTH CORNER OF SAID MANRIQUEZ TRACT;

THENCE NORTH 44 DEGREES 01 MINUTES 00 SECONDS WEST, PASSING A FOUND 1/2 INCH IRON ROD FOR REFERENCE, BEING THE COMMON NORTHEAST CORNER OF SAID SECONDS INSTALLMENT AND FIRST INSTALLMENT (ROBINWOOD ESTATES), AT A DISTANCE OF 996.58 FEET, CONTINUING A TOTAL DISTANCE OF 1906.38 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND.

TRACT 2:

BEING A TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT 541, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED FROM JOSE E. MANRIQUEZ AND MARIA MANRIQUEZ, AS RECORDED IN INSTRUMENT NO. 201700214509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AS SHOWN ON THIS SURVEY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ASFOLLOWS:

BEGINNING AT A FOUND 1 INCH IRON PIPE FOR CORNER ON THE SOUTHEAST RIGHT OF WAY LINE OF E STARK ROAD, BEING THE NORTH CORNER OF SECOND INSTALLMENT OF ROBINWOOD ESTATES, AN ADDITON TO THE CITY OF SEAGOVILLE, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 24, PAGE 51, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 03 MINUTES 36 SECONDS EAST, ALONG E STARK ROAD, A DISTANCE OF 226.94 FEET TO A SET 1/2 INCH YELLOW-CAPPED IROD ROD FOR CORNER;

THENCE SOUTH 44 DEGREES 01 MINUTES 00 SECONDS EAST, A DISTANCE OF 1933.09 FEET TO A SET 1/2 INCH YELLOW-CAPPED IRON ROD FOR CORNER ON A SOUTHEAST LINE OF SAID MANRIQUEZ TRACT, BEING A POINT ON A NORTHWEST LINE OF COLONIAL OAKS II ADDITON, AN ADDITON IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR THEREOF RECORDED IN VOLUME 85053, PAGE 2770, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

SOUTH 51 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 228.07 FEET TO A FOUND 1 INCH IRON PIPE FOR CORNER, BEING THE EAST CORNER OF FIRST INSTALLMENT, ROBINWOOD ESTATES, AN ADDITTON IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 22, PAGE 55, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE SOUTH CORNER OF SAID MANRIQUEZ TRACT;

THENCE NORTH 44 DEGREES 01 MINUTES 00 SECONDS WEST, PASSING A FOUND 1/2 INCH IRON ROD FOR REFERENCE, BEING THE COMMON NORTHEAST CORNER OF SAID SECONDS INSTALLMENT AND FIRST INSTALLMENT (ROBINWOOD ESTATES), AT A DISTANCE OF 996.58 FEET, CONTINUING A TOTAL DISTANCE OF 1906.38 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND.