

**NOTICE OF ASSESSMENT LIEN SALE**

FILED

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

JUN 22 AM 10:19

WHEREAS, on or about May 31, 2017, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, instrument #201700151405, covering the real property herein described concerning default in the payment of the indebtedness owing by **DALMO WAKABAYASHI**, the present owner(s) of said real property, to Cambridge Condominium Owners Association (the "Association"); and

WHEREAS, the said **DALMO WAKABAYASHI** has/have continued to default in the payment of its/his/her/their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, August 1, 2017, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate on the north side of the building below the overhang facing Commerce Street of the George Allen Courts Building, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**BEING THE FOLLOWING REAL PROPERTY OF CAMBRIDGE CONDOMINIUM, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 80201, PAGE 641, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL DECLARATIONS FILED 09/01/1981, RECORDED IN VOLUME 81171, PAGE 470, FILED 09/17/1981, RECORDED IN VOLUME 81182, PAGE 2242, FILED 06/09/1983, RECORDED IN VOLUME 83114, PAGE 3476, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "C" ATTACHED TO THE DECLARATION; AND ALSO INCLUDING THE FOLLOWING PARKING AND STORAGE SPACES AS LIMITED COMMON ELEMENTS TO THE RESIDENTIAL UNIT; RESIDENTIAL UNIT: UNIT 347, BUILDING D; PARKING SPACE(S): N/A; STORAGE SPACE(S): N/A; and**

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS my hand this 19th day of June, 2017.

CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION  
By: Nicole Foley  
Nicole Foley

The within notice was posted by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at the Dallas County Courthouse in Dallas, Texas.

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 03/22/2007  
**Grantor(s):** WALTER T. EVANS AND DANA L. TONER, AS HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$126,203.00  
**Recording Information:** Instrument 20070107775  
**Property County:** Dallas  
**Property:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE R.S. WILSON SURVEY; ABSTRACT NO. 1561, DALLAS COUNTY, TEXAS, ALL OF THAT CERTAIN CALLED 1.837 ACRE TRACT CONVEYED TO BRANDON K. BARBER BY JOHN A. MATLOCK, ET UX ON DECEMBER 6, 1993, RECORDED IN VOL. 93243 PAGE 1162 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE EAST CORNER OF THE ABOVE MENTIONED 1.837 ACRE TRACT, AT THE NORTH CORNER OF THE LARRY PAUL BLACKMAN 1.166 ACRE TRACT, RECORDED IN VOL. 79243 PAGE 2136 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING IN THE SOUTHWEST LINE OF HAINES ROAD.

THENCE S 45 DEG. 00 MIN. 00 SEC. W, WITH THE SOUTHEAST LINE OF SAID 1.837 ACRE TRACT, A DISTANCE OF 669.35 FT. TO A BRIDGE SPIKE FOUND AT THE SOUTH CORNER OF SAME.

THENCE N 44 DEG. 40 MIN. 15 SEC. W, WITH THE SOUTHWEST LINE OF SAID 1.837 ACRE TRACT, A DISTANCE OF 115.00 FT. TO A 3/8" IRON ROD FOUND AT THE WEST CORNER OF SAME AND BEING IN THE SOUTHEAST LINE OF BAKER ROAD, A PRIVATE ROAD.

THENCE N 45 DEG. 00 MIN 00 SEC. E, WITH THE NORTHWEST LINE OF SAID 1.837 ACRE TRACT AND WITH THE SOUTHEAST LINE OF BAKER ROAD, A DISTANCE OF 719.53 FT. TO A 3/8" IRON ROD FOUND AT THE NORTH CORNER OF SAID 1.837 ACRE TRACT, IN THE SOUTHWEST LINE OF HAINES ROAD AND BEING IN A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S 64 DEG. 44 MIN. 10 SEC. W-768.70 FT.

THENCE, IN A SOUTHEASTERLY DIRECTION WITH THE SOUTHWEST LINE OF HAINES ROAD AND WITH SAID CURVE TO THE RIGHT, THE ANGLE OF WHICH IS 6 DEG. 05 MIN. 37 SEC., THE RADIUS IS 768.70 FT. AND THE TANGENT IS 40.92, A DISTANCE OF 81.75 FT. TO A 3/8" IRON ROD FOUND AT THE P.T. OF SAID CURVE TO THE RIGHT.

THENCE S 19 DEG. 10 MIN. 13 SEC. E, CONTINUING WITH THE SOUTHWEST LINE OF HAINES ROAD, A DISTANCE OF 44.06 FT. TO THE POINT OF BEGINNING, CONTAINING 1.837 ACRES OF LAND.

**Reported Address:** 395 HAINES ROAD, COMBINE, TX 75159-4729

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer:** JPMorgan Chase Bank, N.A.  
**Current Beneficiary:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of August, 2017  
**Time of Sale:** 10:00 AM or within three hours thereafter.

**Place of Sale:** AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.

**Substitute Trustee(s):** Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current

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JURGEN WARREN  
COUNTY CLERK  
DALLAS COUNTY

Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.