

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

FILED

2025 SEP 22 AM 9:58

WHEREAS, on or about July 22, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, instrument #202500151777, covering the real property herein described concerning default in the payment of the indebtedness owing by GAYLON FRANKLIN, the present owner(s) of said real property, to Cambridge Condominium Owners Association (the "Association"); and

WHEREAS, the said GAYLON FRANKLIN 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, November 4, 2025, 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 UNIT NO. 111, LOCATED IN BUILDING A AND THE .38281025 PERCENT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS APPURTENANT THERETO TO THE CAMBRIDGE CONDOMINIUM, PHASE II, A CONDOMINIUM REGIME ACCORDING TO THE DECLARATION OF CONDOMINIUM REGIME, DATED OCTOBER 9, 1980, AND RECORDED IN VOLUME 80201, PAGE 641, ET SEQ. OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS MODIFIED BY SUPPLEMENTAL DECLARATION OF MERGER AND ANNEXATION DATED AUGUST 28, 1981 AND RECORDED IN VOLUME 81182, PAGE 2242 OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS. 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 16TH day of SEPTEMBER, 2025.

CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION

By: Victor Bosnich
Lori Welsh, Nicole Foley or Victor Bosnich
5204 Village Creek, Suite 202
Plano, TX 75093

The within notice was posted by me on the _____ day of _____, 2025, at the Dallas County Courthouse in Dallas, Texas.