

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: July 03, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 22, 2003 and recorded in Document VOLUME 2003257, PAGE 02787 real property records of DALLAS County, Texas, with DAVID S. COALE AND MARGARITA COALE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID S. COALE AND MARGARITA COALE, securing the payment of the indebtednesses in the original principal amount of \$593,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PNC BANK, N.A.
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342

MICHAEL HARRISON, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name:

Date:

BY _____ DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2018 MAY 25 AM 10:37

FILED



NOS0000005983648

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DALLAS

EXHIBIT "A"

LOT 1, BLOCK 15 OF CARUTH HILLS ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 117, MAP RECORDS, DALLAS COUNTY, TEXAS.



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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

2018 MAY 17 AM 10:27

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DEED OF TRUST INFORMATION:

Date: 02/25/2005
Grantor(s): BILLY W. SCHOPPE AND CANDACE M. SCHOPPE, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SUCCESSORS AND ASSIGNS
Original Principal: \$910,000.00
Recording Information: Book 2005046 Page 00308 Instrument 3266381
Property County: Dallas
Property: EAST 35 FEET OF LOT 15 AND THE WEST 37 FEET OF LOT 16, BLOCK L, ARMSTRONG FAIRWAY, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN 6/58, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
Reported Address: 4429 UNIVERSITY BOULEVARD, DALLAS, TX 75205-1638

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Mortgage Loan Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Mortgage Loan Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7
Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of July, 2018
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, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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 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, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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,

Bonial & Associates, P.C.

467K 000176

CAUSE NO. DC-09-10731

BILLY SCHOPPE and	§	
CANDACE M. SCHOPPE	§	
Plaintiffs	§	IN THE DISTRICT COURT OF
	§	
v.	§	DALLAS COUNTY, TEXAS
	§	
DEUTSCHE BANK NATIONAL	§	
TRUST COMPANY AS TRUSTEE	§	
FOR MORGAN STANLEY	§	192nd JUDICIAL DISTRICT
LOAN TRUST 2005-7; and	§	
WELLS FARGO BANK, N.A.	§	
Defendants	§	

FINAL JUDGMENT

On this date, the Court takes notice of the following:

That on January 6, 2012, this Court issued the following order which disposed of all relief sought by, and against, Defendant DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY LOAN TRUST 2005-7:

Order on Final Summary Judgment;

That on November 4, 2011, this Court issued the following order which disposed of all relief sought by, and against, Defendant Wells Fargo Bank, N.A. ("Wells Fargo"), except for Plaintiff Candace Schoppe's claim against Defendant Wells Fargo for alleged violations of the Texas Debt Collection Practices Act (hereafter, "Candace's Remaining Claim"):

Order on Wells Fargo Bank, N.A. and Mortgage Electronic Registration Systems, Inc.'s Traditional Motion for Summary; No Evidence Motion for Summary Judgment; and Motion for Reconsideration of Their (First) Motion for No-Evidence Summary Judgment;

That on March 20, 2012, Plaintiff Candace Schoppe filed a Stipulation of nonsuit as to Candace's Remaining Claim; and

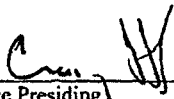
That as a result of the forgoing (and prior non-suits filed herein), there are no unresolved claims for relief pending in this matter.

THEREFORE, it is hereby ORDERED, ADJUDGED, AND DECREED that Final Judgment be entered in this case.

All relief not previously granted is hereby DENIED.

IT IS SO ORDERED.

Signed this 26 day of April 2012.



Judge Presiding

466K 000788

CAUSE NO. DC-09-10731

BILLY SCHOPPE and	§	IN THE DISTRICT COURT OF
CANDACE M. SCHOPPE	§	
Plaintiffs	§	
	§	
VS.	§	DALLAS COUNTY, TEXAS
	§	
DEUTSCHE BANK NATIONAL	§	
TRUST COMPANY AS TRUSTEE	§	
FOR MORGAN STANLEY	§	
LOAN TRUST 2005-7	§	192ND JUDICIAL DISTRICT

ORDER ON FINAL SUMMARY JUDGMENT

On this 6th day of January, 2012, the Court, after considering Defendant/Counter-Plaintiff, Deutsche Bank National Trust Company as Trustee for Morgan Stanley Loan Trust 2005-7's Motion for Summary Judgment as to Plaintiffs' Fifth Amended Petition and Second Amended Motion for Summary Judgment as to Defendant/Counter-Plaintiff's Counterclaim, the response, and arguments of counsel, the Court GRANTS the motion. The Court hereby RENDERS judgment for Defendant/Counter-Plaintiff Deutsche Bank National Trust Company as Trustee for Morgan Stanley Loan Trust 2005-7.

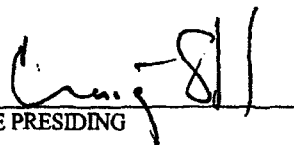
IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that

1. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Loan Trust 2005-7 together with its successors and assigns, is hereby authorized to serve a Notice of Sale upon Plaintiffs/Counter-Defendants and to proceed to foreclosure sale under the security agreement and Tex. Prop. Code § 51.002 concerning the property with a street address of 4429 University Blvd., Dallas, Texas 75205 and described in the Real Property Records of Dallas County, Texas as follows:

EAST 35 FEET OF LOT 15 AND THE WEST 37 FEET OF LOT 16, BLOCK L,
ARMSTRONG FAIRWAY, SECOND INSTALLMENT, AN ADDITION TO THE CITY
OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF; RECORDED IN 6/58, OF THE MAP RECORDS OF DALLAS
COUNTY, TEXAS.

2. A copy of this Order shall be sent to Plaintiffs/Counter-Defendants with the Notice of Sale;
3. Defendant/Counter-Plaintiff may communicate with the Plaintiffs/Counter-Defendants and all third parties as reasonably necessary to conduct the foreclosure sale;
4. The Notice of Sale shall also be mailed to counsel for Plaintiffs/Counter-Defendants by certified mail.

SIGNED this 6th day of January, 2012.


JUDGE PRESIDING