

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

**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., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS 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 5th day of September, 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):** Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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.

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

SEP 24 PM 2:31

FILED

466K 000788

CAUSE NO. DC-09-10731

**BILLY SCHOPPE and  
CANDACE M. SCHOPPE  
Plaintiffs**

**VS.**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
FOR MORGAN STANLEY  
LOAN TRUST 2005-7**

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**IN THE DISTRICT COURT OF**

**DALLAS COUNTY, TEXAS**

**192<sup>ND</sup> JUDICIAL DISTRICT**

**ORDER ON FINAL SUMMARY JUDGMENT**

On this 6<sup>th</sup> 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 <sup>21</sup> day of <sup>Feb.</sup> January, 2012.

  
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JUDGE PRESIDING