

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

DEBBIE S.
COUNTY CLERK
TUESDAY
4:05

2017 DEC 11 P 4:05

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
UNDERWOOD, DANIEL
331 KAROL LANE, SULPHUR SPRINGS, TX 75482

CONVENTIONAL
Firm File Number: 13-012047

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 25, 2006, DANIEL UNDERWOOD, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL INC DBA SUPREMIS LENDING in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOPKINS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20063535 Volume 578, Page 247 to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, January 2, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Hopkins county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hopkins, State of Texas:

SITUATED WITHIN THE LIMITS OF THE CITY OF SULPHUR SPRINGS, IN THE COUNTY OF HOPKINS, STATE OF TEXAS, A PART OF THE M.A. BOWLIN SURVEY #39 AND BEING LOT 13 OF THE KAROL HEIGHTS ADDITION RECORDED IN VOL. 4, PAGE 21 OF THE MAP RECORDS OF SAID COUNTY AND STATE, SAID LOT 13 BEING CONVEYED TO CHRISTOPHER W. HARMON AND WIFE, PAMELA S. HARMON BY DEED RECORDED IN VOL. 98, PAGE 326 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address:

331 KAROL LANE
SULPHUR SPRINGS, TX 75482

Mortgage Servicer:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

Noteholder:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF HSI
ASSET SECURITIZATION CORPORATION TRUST 2006-HE1
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Harriett Fletcher, Robert LaMont, Sheryl LaMont, David
Sims, Allan Johnston, Sharon St. Pierre, Shannah Walker
or Jon Murphy Howle
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

Foster Land Surveying 17325 FM 197 Arthur City, TX 75411
(903) 739-9166 fx (903) 783-9159

Field notes

Situated within the limits of the City of Sulphur Springs, in the County of Hopkins, State of Texas, a part of the M.A. Bowlin Survey #39 and being lot 13 of the Karol Heights Addition recorded in Vol. 4, Page 21 of the Map Records of said County and State, said lot 13 being conveyed to Christopher W. Harmon and wife, Pamela S. Harmon by deed recorded in Vol. 98, Page 326 of the Real Property Records of said County and State.

Beginning at a $\frac{1}{2}$ " iron pin found in the East boundary line of Karol Lane (50' right of way) and being the Northwest corner of lot 12 and the Southwest corner of lot 13 of said Addition.

Thence North $4^{\circ}47'05''$ East along the East boundary line of Karol Lane a distance of 81.50' to a $\frac{3}{8}$ " capped iron pin (HF 5699) set at the Southwest corner of lot 14 and the Northwest corner of lot 13;

Thence South $88^{\circ}01'35''$ East a distance of 130.77' to a chain link post found at the Southeast corner of lot 14 and the Southwest corner of lot 15;

Thence North $80^{\circ}09'36''$ East a distance of 9.57' to a $\frac{1}{2}$ " iron pin found at the Northwest corner of lot 17 and the Northeast corner of lot 13 and being in the South boundary line of lot 15;

Thence South $4^{\circ}52'23''$ West (reference bearing) a distance of 91.19' to a $\frac{3}{8}$ " iron pin found in the West boundary line of lot 18 and being the Northeast corner of lot 12 and the Southeast corner of lot 13;

Thence North $84^{\circ}51'44''$ West a distance of 139.74' to the point of beginning.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that this plat represents an on the ground survey made under my direct supervision. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Hazard Boundary Map for Sulphur Springs, Texas Community Panel No. 480358-0005 D. Reference Bearing = the East boundary line of lot 13 as recorded in Vol. 98, Page 326 of the HCRPR (South $4^{\circ}52'23''$ West).

Hayden Foster

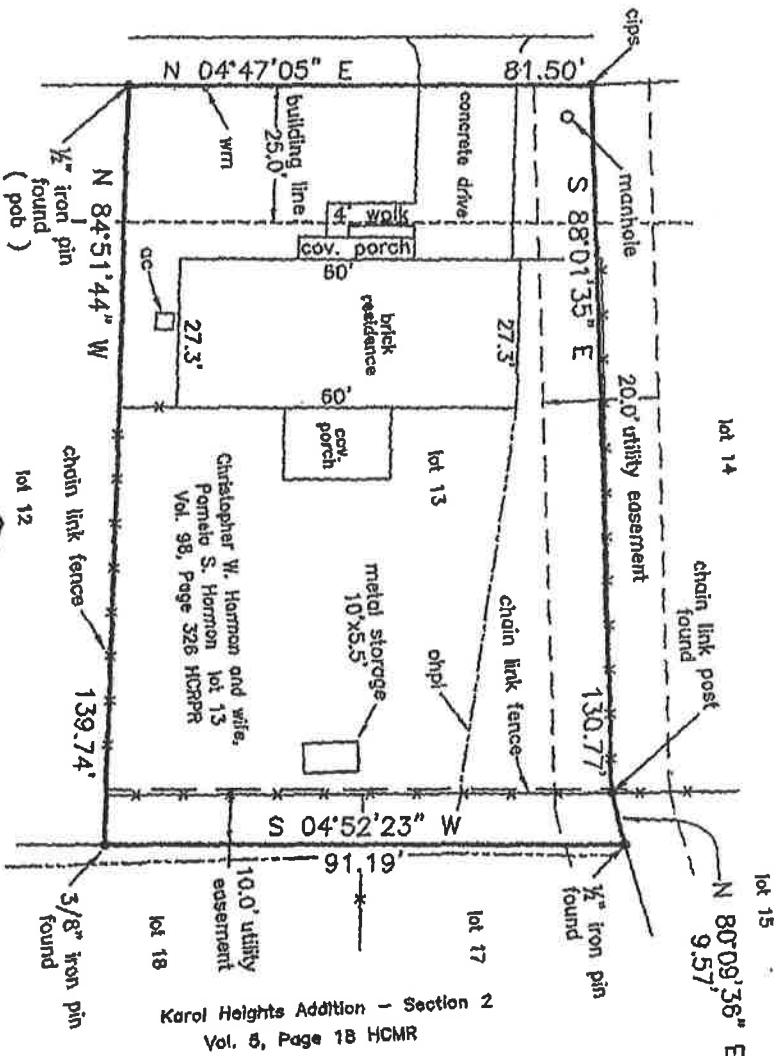

date 5-17-06



Part of the M.A. Bowlin Survey #39
E
Lot 13, Block 308 of the Karol Heights Addition
S
Vol. 4, Page 21 Hopkins County Map Records

2006
35
E 31 Karol Lane
Sulphur Springs

Karol Lane (50' right of way)



Karol Heights Addition - Section 2
Vol. 8, Page 18 HCRP

cips = 3/8" capped iron pin
(HIF 5699) set

ipf = iron pin found

wm = water meter

ohpl = overhead power line

pob = point of beginning

Foster Land Surveying
17325 FM 197
Arthur City, TX 75411
903-739-9166 fx.903-783-9159



Hayden Foster RPLS #5699

5-17-06

date

1. Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that this plat represents an on the ground survey made under my direct supervision. There doesn't appear to be any encroachments other than those shown herein. The tract does not appear to be in a flood zone according to the Flood Hazard Boundary Map for Sulphur Springs, Texas Community Panel No. 480358-0005 D. Recurrence Bearing = East boundary line of lot 13 as recorded in Vol. 98, Page 326 HCRP (South 4°52'23" West).