Filed For Record
Apr 14,2015 at 01:10P

Tabatha Ferguson
County Clerk, Bosque CO, TX
By Briana Jestee
Deputy Clerk

C&S No. 44-15-0585 / Conventional / No
Quicken Loans, Inc.

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: January 25, 2010

Grantor(s): Raegan Deeley and David E. Deeley, wife and husband

Original Trustee: NETCO, Inc

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Quicken Loans Inc., its successors or assigns

Recording Information: Clerk's File No. 2010-00000422, in the Official Public Records of BOSQUE County, Texas.

Current Mortgagee: Quicken Loans Inc.

Mortgage Servicer: Quicken Loans, Inc., National Association whose address is C/O 1050 Woodward Avenue Detroit, MI 48226 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 05/05/2015 **Earliest Time Sale Will Begin:** 10:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
BEING ALL THAT TRACT OF LAND IN THE SHUBAEL MARSH SURVEY, A-518, BOSQUE COUNTY, TEXAS, AND BEING 10.000 ACRES OUT OF THE CALLED 392.39 ACRES DESCRIBED IN A DEED TO DAVID DEELEY RECORDED IN VOLUME 393, PAGE 604 OF THE DEED RECORDS OF BOSQUE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the **BOSQUE** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Brenda Wiggs

Angela Lewis as Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Denise Boemer as Successor Substitute Trustee, or Mary M. Speidel as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

4520123

BEING all that tract of land in the Shubael Marsh Survey, A-518, Bosque County, Texas, and being 10.000 acres out of that called 392.39 acres described in a deed to David Deeley recorded in Volume 393, Page 604 of the Deed Records of Bosque County, Texas and being further described as follows;

COMMENCING at a Concrete Right-of-way monument found for the Southwest corner of said 392.39 acre tract and being in the North Right-of-way line of Farm Road 217 (70' R.O.W.):

THENCE along said Right-of-way as follows;

North 69 degrees 55'00" East, 71.20 feet to the point of curve;

Northeasterly 185.80 feet along a curve to the left having a radius of 1110.90 feet and a central angle of 09 degrees 34' 58" (Chord bears North 65 degrees 07'31" East, 185.58 feet) to the point of Tangency;

North 60 degrees 02' 00 " East, 625.10 feet to the point of curve;

Northeasterly, 345.60 feet along a curve to the right having a radius of 853.51 feet, and a central angle of 23 degrees 12 ' 00 " (Chord bears North 71 degrees 38 ' 00 " East, 343.24 feet) to the point of Tangency;

North 83 degrees 32 ' 00 " East, 131.40 feet to the point of curve;

Northeasterly, 316.80 feet along a curve to the left having a radius of 783.51 feet and a central angle of 23 degrees 10'00" (Chord bears North 71 degrees 57' 00 " East, 314.65 feet) to the point of Tangency

North 60 degrees 22'00" East (bearing basis), 1166.32 feet to a 1/21' steel rod set for the POINT OF BEGINNING of this tract;

THENCE North 06 degrees 46' 28" West, 773.04 feet to a 1/21" steel rod set for corner;

THENCE South 76 degrees 03' 49" West, 389.19 feet to a 1/2" steel rod set for corner;

THENCE South 29 degrees 41' 23" East, 506.53 feet to a 1/2 " steel rod set for corner;

THENCE South 60 degrees 18' 37" East, 686.73 feet to a 1/2" steel rod set for corner;

THENCE North 29 degrees 41' 23" West, 481.63 feet to a 1/2" steel rod set for corner;

THENCE North 29 degrees 59' 44" East, 333.83 feet to a 1/2" steel rod set for corner;

THENCE North 76 degrees 03' 49" East, 845.75 feet to a 1/2" steel rod set for corner;

THENCE South 06 degrees 46' 28" East, 794.40 feet to a 1/2" steel rod set for corner in the North Right-of-way line of said Farm Road;

THENCE South 60 degrees 22' 00" West, 32.56 feet to the Point of Beginning containing 10.00 acres of land more or less.

Being

Commonly known as: 1210 Fm 217, Valley Mills, TX 76689