

## 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. Sender is: The Law Office of Erick DeLaRue, PLLC, 2800 Post Oak Blvd., Suite 4100, Houston, TX 77056.

### DEED OF TRUST INFORMATION

Date: 9/28/2018  
Grantor(s): HERMARANI SIVARAJAN  
Original Mortgagee: Quest IRA Inc., FBO Jonathan W. Seveney account # 1286481  
Original Principal: \$40,000.00  
Recording Information: Instrument Number 2019140680  
Property County: Chambers  
Property: LOT One Hundred Fifty-Six (156), of Pinehurst subdivision (Section 1), an addition in Chambers County, Texas according to the map or plat thereof recorded in Volume "B", Page 60 of the Plat Records of Chambers County, Texas.  
Reported Address: 10019 Sweet Gum, Baytown, Texas 77521

### MORTGAGE SERVICING INFORMATION

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

Current Mortgagee: Quest IRA Inc., FBO Jonathan W. Seveney account # 1286481  
Mortgage Servicer: Quest IRA Inc., FBO Jonathan W. Seveney account # 1286481  
Current Beneficiary: Quest IRA Inc., FBO Jonathan W. Seveney account # 1286481

Mortgage Servicer Address: 4415 Chateau Creek Way, Spring, Texas 77386

### SALE INFORMATION

Date of Sale: Tuesday, the 3<sup>rd</sup> day of September, 2019  
Time of Sale: 10:00 am or within three hours thereafter  
Place of Sale: The Eastern steps, second level (Middle Floor) of the Chambers County Courthouse or as designated by the County Commissioners.

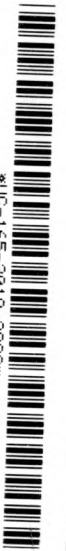
Substitute Trustee(s): Erick DeLaRue

Substitute Trustees address: 2800 Post Oak Boulevard, suite 4100, Houston, TX 77065

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

\*UC-155-2019-2889\*

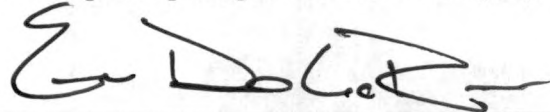


WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Erick DeLaRue has been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

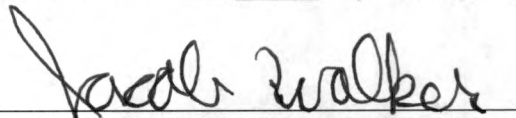
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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. Erick DeLaRue, any to act, as Substitute Trustee will sell the Property to highest bidder for cash on 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.



ERICK DELARUE as Substitute Trustee

SUBSCRIBED AND SWORN TO BEFORE ME on the 13 day of August, 2019.



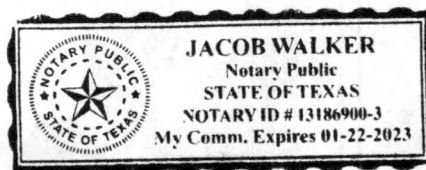
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

My commission expires:

11/22/2023

**For Information:**

Law Office of Erick DeLaRue, PLLC  
2800 Post Oak Boulevard, Suite 4100  
Houston, TX 77056  
Telephone: 713-899-6727



FILED FOR RECORD IN:  
Chambers County  
On: 8/13/2019 1:08:02 PM  
Doc Number: 2019-2889  
Number of Pages: 2  
Amount: 10.00  
Order#: 20190813000027  
By: LM



Heather H. Hawthorne, County Clerk

Recorded: *[Signature]*

