


FDRE 401K Plan, David Campbell Trustee, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Donald P. Derby  
Grace A. Rodriguez  
3622 Manchester San Antonio TX 78223  
Sent via regular mail and CMRR # 9171 9690 0935 0269 6081 74

FILED FOR RECORD  
2021 SEP 14 PM 5:54  
DIANE GONZALES  
ATASCOSA COUNTY CLERK  
BY  DEPUTY

Donald P. Derby  
Grace A. Rodriguez  
541 McIntyre Poteet, TX 78605  
Sent via regular mail and CMRR # 9171 9690 0935 0269 6081 81

### NOTICE OF TRUSTEE'S SALE

WHEREAS Donald P. Derby and Grace A. Rodriguez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Atascosa County, Texas and is recorded under Clerk's File/Instrument Number 188793, to which reference is 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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 5th day of October, 2021

Time: The sale shall begin no earlier than 10:00 o'clock AM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Atascosa County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 15, McINTYRE SUBDIVISION, in Atascosa County, Texas, according to the Map or Plat of said subdivision appear of records of Sheet 53-B (NPC), of the Plat Records of Atascosa County, Texas and more commonly known as a single family home located at 542 McIntyre, Poteet, Texas 78065

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Sarah Dill, 4016 Gateway Dr., Suite 130, Colleyville, Texas 76034

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Ghrist Law Firm PLLC



Sarah Dill, Substitute Trustee  
4016 Gateway Dr., Suite 130  
Colleyville, Texas 76034  
(817) 778-4136