

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 4th day of November, 2025
Time: 1:00 PM or not later than three hours after that time
Place: AT Medina County Courthouse Annex, East Side, 1300 Avenue M, Hondo, TX 78861 in Medina County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: June 22, 2023
Grantor(s): OLEG TYEVs AND GALINA TYEVs, HUSBAND AND WIFE
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for NewRez LLC
DBA NewRez Mortgage, its successors and assigns
Original Principal: \$274,134.00
Recording Information: Deed Inst.# 2023005343,
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$274,134.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Medina
Property Description: (See Attached Exhibit "A")
Property Address: 650 Private Road 180, Helotes, TX 78023
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICEIR.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing

Coury.Jacocks@mccalla.com

1320 Greenway Drive., Suite 780

Irving, TX 75038

(469) 942-7141 Office:

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP

1320 Greenway Drive, Suite 780 Irving, TX 75038

AS ATTORNEY FOR THE HEREIN

IDENTIFIED MORTGAGEE AND/OR

MORTGAGE SERVICER

Certificate of Posting

I am Teri Martin whose address is 1320 Greenway Dr. Ste 780
Irving TX 75038. I declare

under penalty perjury that 10/02/2025 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Medina

County Clerk and caused it to be posted at the location directed by the Medina County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

A 3.32 ACRE TRACT OUT OF LOT 7, BLOCK 5, BIG VALLEY, UNIT 2, A SUBDIVISION IN MEDINA COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 6, PAGES 17 & 18, PLAT RECORDS OF MEDINA COUNTY, TEXAS, SAID 3.32 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

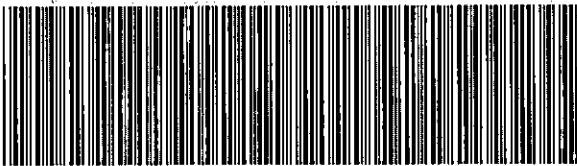
BEGINNING AT A 1/2 INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE SAID LOT 7, AND THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE WEST LINE OF LOT 6, BLOCK 6, BIG VALLEY, UNIT 2;

THENCE, WITH THE WEST LINE OF SAID BLOCK 6, AND THE EAST LINE OF THE SAID LOT 7, AND THE HEREIN DESCRIBED TRACT, S 00°16'53" E, (BEARING BASIS), A DISTANCE OF 137.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT, AND S 22°48' 13" W, A DISTANCE OF 249.32 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID BLOCK 6, AND CROSSING THE SAID LOT 7, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, N 67°21'26" W, A DISTANCE OF 442.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING ALSO IN THE WEST LINE OF THE SAID LOT 7, AND BEING IN THE CENTERLINE OF A 60 FOOT WIDE RIGHT-OF-WAY EASEMENT KNOWN AS BIG VALLEY DRIVE;

THENCE, WITH THE CENTERLINE OF THE SAID BIG VALLEY DRIVE AND WITH THE WEST LINE OF THE SAID LOT 7 AND THE HEREIN DESCRIBED TRACT, N 16°16'52" W, A DISTANCE OF 202.56 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE SAID LOT 7, AND THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE SAID BIG VALLEY ROAD, WITH THE NORTH LINE OF THE SAID LOT 7 AND THE HEREIN DESCRIBED TRACT, N 89°42'40" E, A DISTANCE OF 560.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.32 ACRES OF LAND, MORE OR LESS.



VG-42-2025-25-000171

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000171

Foreclosure Posting

Recorded On: October 02, 2025 11:30 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

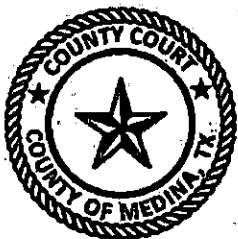
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000171
Receipt Number: 20251002000017
Recorded Date/Time: October 02, 2025 11:30 AM
User: Kimberly B
Station: CCMARRIAGE1

Record and Return To:

Terri Martin



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX