

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 22, 2023	Original Mortgagor/Grantor: OLEG TYVES AND GALINA TYVES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEWREZ LLC D/B/A NEWREZ MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2023005343	Property County: MEDINA
Mortgage Servicer: Newrez LLC D/B/A Shellpoint Mortgage Servicing	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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.

Secures:Note in the original principal amount of \$274,134.00, executed by OLEG TYEVS & GALINA TYEVS and payable to the order of Lender.

Property Address/Mailing Address: 650 PRIVATE ROAD 180, HELOTES, TX 78023

Legal Description of Property to be Sold: A 3.32 ACRE TRACT OUT OF LOT 7, BLOCK 5, BIG VALLEY, UNIT 2, A SUBDIVISION IN MEDINA COUNTY TEXAS , ACCORDING TO THE PLAT OF RECORD IN VOLUME 6, PAGE(S) 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.

Date of Sale: January 7, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Medina County Courthouse Annex, East Side, 1300 Avenue M, Hondo, TX 78861 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

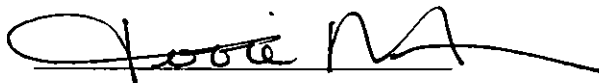
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com, Janice Stoner, Mary C. LaFond, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112



VG-42-2024-24-000147

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 24-000147

Foreclosure Posting

Recorded On: November 21, 2024 01:46 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

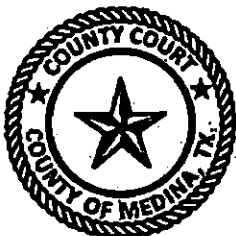
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000147
Receipt Number: 20241121000038
Recorded Date/Time: November 21, 2024 01:46 PM
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