

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/22/2020

**Grantor(s)/Mortgagor(s):**  
WALTER WINSTEL AND TANISHA WINSTEL,  
HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Nations Lending Corporation

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS  
LENDING CORPORATION, ITS SUCCESSORS AND  
ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 170154-2020

**Property County:**  
LAMAR

**Mortgage Servicer:**  
LoanCare, LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3637 Sentara Way,  
Virginia Beach, VA 23452

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND AMDE A PART HEREOF AS "EXHIBIT A".  
APN #: 20138

**Date of Sale:** 4/4/2023

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

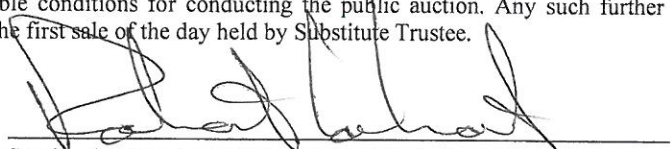
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

***Notice Pursuant to Tex. Prop. Code § 51.002(i):***

**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**



Sue Spasic, Robert LaMont, Sheryl LaMont, Harriett Fletcher,  
Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Zoran W.  
Spasic  
or Thut Frazier  
or Cindy Mendoza  
or Catherine Allen-Rae  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075  
Posted January 19, 2023.

**MH File Number:** TX-22-95755-POS  
**Loan Type:** FHA

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 19th DAY OF Jan. 2023.

Exhibit A

SITUATED WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE GEORGE W. COX SURVEY #164 AND BEING LOT 15 IN BLOCK K OF THE TANGLEWOOD ADDITION NO. 6 RECORDED IN ENV. 186-A OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID LOT 15 BEING CONVEYED TO JON C. BOEHLAR AND STEPHANIE R. BOEHLAR BY DEED RECORDED IN DOC.# 132231-2016 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A CONCRETE MARKER FOUND AT THE SOUTHEAST CORNER OF LOT 15 AND BEING IN THE NORTH BOUNDARY LINE MAHAFFEY LANE AND THE WEST BOUNDARY LINE OF JOHNSON WOODS DRIVE.

THENCE NORTH  $01^{\circ}06'56''$  WEST ALONG THE WEST BOUNDARY LINE OF JOHNSON WOODS DRIVE A DISTANCE OF 120.00' TO THE NORTHEAST CORNER OF LOT 15 AND THE SOUTHEAST CORNER OF LOT 14 IN BLOCK K OF THE TANGLEWOOD ADDITION PART III RECORDED IN ENV. 174.-D OF SAID PLAT RECORDS;

THENCE SOUTH  $88^{\circ}55'48''$  WEST ALONG THE SOUTH BOUNDARY LINE OF LOT 14 AND PASSING A METAL POST FOUND AT A DISTANCE OF 0.55' AND CONTINUING ON FOR A TOTAL DISTANCE OF 98.50' TO THE NORTHWEST CORNER OF LOT 15 AND THE NORTHEAST CORNER OF LOT 16, FROM WHICH A METAL POST FOUND BEARS SOUTH  $66^{\circ}26'34''$  EAST A DISTANCE OF 0.84';

THENCE SOUTH  $01^{\circ}08'49''$  EAST A DISTANCE OF 120.00' TO A  $3/8''$  IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 15 AND THE SOUTHEAST CORNER OF LOT 16 AND BEING IN THE NORTH BOUNDARY LINE OF MAHAFFEY LANE;

THENCE NORTH  $88^{\circ}55'48''$  EAST ALONG SAID STREET A DISTANCE OF 98.43' TO THE POINT OF BEGINNING.