

NOTICE OF TRUSTEE'S SALE

Date: February 1, 2022

STAYS IN FILE

Deed of Trust:



3 pgs

202240050

Effective Date: October 9, 2018

Grantor: Berri T. McBride Properties, LLC, a Texas limited liability company

Trustee: Daniel W. Nelson
179 Turkey Run
Meadowlakes, Burnet County, Texas 78654
Phone: (512) 457-8003

Beneficiary: AEL Capital, LLC, a Texas limited liability company

County Where Property is Located: Travis County, Texas

Recording Information: Recorded under Document No. 2018163744 of the Official Public Records of Travis County, Texas

The Deed of Trust and Note (described below) are modified by a Modification of Real Estate Note and Lien dated to be effective as of October 4, 2019, recorded at Document No. 2019159483 of the Official Public Records of Travis County, Texas, and by a Second Modification of Real Estate Note and Lien dated to be effective as of November 13, 2020, recorded at Document No. 2020220969 of the Official Public Records of Travis County, Texas.

Property: Lot Four (4), Block L, WINDSOR HIGHLANDS, a subdivision in Travis County, Texas, according to the map or plat thereof recorded at Volume 54, Page 86, Plat Records of Travis County, Texas.

Note:

Date: October 9, 2018

Amount: One Hundred Forty-Six Thousand and No/100ths Dollars (\$146,000.00)

Debtor: Berri T. McBride Properties, LLC, a Texas limited liability company

Holder: AEL Capital, LLC, a Texas limited liability company

Date of Sale of Property (first Tuesday of month):

Tuesday, March 1, 2022, between the hours of 10:00 a.m. and 1:00 p.m.

Earliest Time of Sale of Property (between 10:00 a.m. and 1:00 p.m.)

The sale will commence no earlier than 10:00 a.m. and will be concluded no later than 1:00 p.m.

Place of Sale of Property:

The foreclosure sale will be conducted in Travis County in the area of the courthouse designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where Notice of Trustee's Sale was posted.

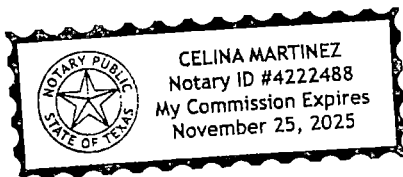
Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Daniel W. Nelson
Daniel W. Nelson, Trustee

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 1st day of February, 2022, by Daniel W. Nelson, Trustee.



Celina Martinez
Notary Public in and for
the State of Texas

My Commission Expires: 11/25/2025

After recording, please return to:

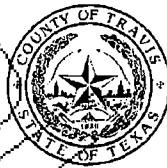
AE Capital, LLC

Attn: Celina

1301 W 25th Street

Suite 510

Austin, TX 78705



202240050

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Feb 07, 2022 09:06 AM

Fee: \$3.00

MACEDOS