

NOTICE OF SUBSTITUTE TRUSTEE'S SALE**RECITALS**

By Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of April 30, 2024, recorded under Document No. 2024018579 in the Official Public Records of Lubbock County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Aspen CTX LLC (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the Real Property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said Real Property, together with any and all appurtenances, Improvements, Easements, Fixtures, and Equipment, of any kind located thereon or pertaining thereto, Personal Property located thereon or pertaining thereto to the extent such Personal Property and other property is described in Section 1.01 of the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of Promissory Note dated April 30, 2024, in the original principal sum of \$2,518,500.00 executed by Aspen CTX LLC and made payable to the order of CoreVest American Finance Lender LLC (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust.

The Note, Deed of Trust and other Loan Documents as defined the Deed of Trust were transferred and assigned by CoreVest American Finance Lender LLC to CoreVest Purchaser 2, LLC by Assignment of Security Agreement dated as of April 30, 2024, recorded under Document No. 2024018624 in the Official Public Records of Lubbock County, Texas.

The Note, Deed of Trust and other Loan Documents as defined the Deed of Trust were transferred and assigned by CoreVest Purchaser 2, LLC to CAF Term Borrower WF, LLC by Assignment of Security Agreement dated as of April 30, 2024, recorded under Document No. 2024018625 in the Official Public Records of Lubbock County, Texas.

The Note, Deed of Trust and other Loan Documents as defined the Deed of Trust were transferred and assigned by CAF Bridge Borrower WF CRE, LLC to CoreVest Purchaser 2, LLC by Assignment of Security Agreement dated as of June 6, 2024, recorded under Document No. 2024027827 in the Official Public Records of Lubbock County, Texas.

The Note, Deed of Trust and other Loan Documents as defined the Deed of Trust were transferred and assigned by CoreVest Purchaser 2, LLC to Athene Annuity and Life Company by Assignment of Security Agreement dated as of June 6, 2024, recorded under Document No. 2024027828 in the Official Public Records of Lubbock County, Texas.

The Note, Deed of Trust and other Loan Documents as defined the Deed of Trust were transferred and assigned by Athene Annuity and Life Company to AAIA RML, LLC by

Assignment of Security Agreement dated as of January 8, 2026, recorded under Document No. 2026000819 in the Official Public Records of Lubbock County, Texas.

AAIA RML, LLC (hereinafter called "Beneficiary"), is the present legal owner and holder of the Note and the beneficiary of the Deed of Trust.

Pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein.

The Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced.

Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas.

In accordance with the foregoing, I hereby give notice as set forth below.


NOTICE

I, James L. Hollerbach, Terry Browder, and Laura Browder, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Lubbock County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Lubbock County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the Gazebo located on the front lawn on the Lubbock County Courthouse with the first alternate location being the second floor auditorium at 916 Main and the second alternate location being the Commissioner's Court located on the Fifth Floor of the Courthouse or as designated by the County Commissioner's Office at 10:00 a.m. (at the earliest), or within three (3) hours thereafter, on February 3, 2026, that being the first Tuesday of that month.

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. The sender of the Notice is

Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Suite 1800, San Antonio, Texas 78205.

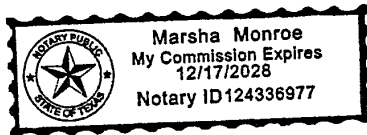
Executed in multiple originals on this 13 day of January, 2026.

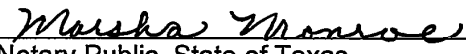

James I. Hollerbach, Terry Browder, and
Laura Browder, Substitute Trustee
6700 N. New Braunfels Avenue
San Antonio, Texas 78209

STATE OF TEXAS §

COUNTY OF Taylor §

This instrument was acknowledged before me on the 13 day of December, 2025, by James I. Hollerbach, Terry Browder, and Laura Browder, Substitute Trustee, on behalf of said Trust.




Notary Public, State of Texas

PROPERTY DESCRIPTION

PARCEL 1:

LOT SEVEN (7) BLOCK TWO (2) REPLAT OF RAYMOND HEIGHTS ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 415, PAGE 295 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 1913 36TH ST, LUBBOCK, TX 79412

TAX ID: R107635

PARCEL 2:

LOT SIX (6), BLOCK EIGHTEEN (18), PARKS ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 380, PAGE 118, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 2611 2ND ST, LUBBOCK, TX 79415

TAX ID: R91219

PARCEL 3:

THE WEST HALF (W/2) OF LOT ELEVEN (11), BLOCK TWO (2), T.J. WAGES SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 20, BLOCK A, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 331, PAGE 520, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 3220 DUKE ST, LUBBOCK, TX 79415

TAX ID: 826981

PARCEL 4:

LOT FIVE (5), BLOCK TWO (2), W.E. TOSH ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 358, PAGE 586, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 3509 31ST ST, LUBBOCK, TX 79410

TAX ID: R79887

PARCEL 5:

LOT 8, BLOCK 4, COOKE-CARPENTER 2ND ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 476, PAGE 66, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 3815 29TH ST, LUBBOCK, TX 79410

TAX ID: R58984

PARCEL 6:

THE SOUTH HALF (5/2) OF LOT TWELVE (12), BLOCK TWENTY-FOUR (24), HILLCREST RESUBDIVISION OF TRACTS ONE (1) TO EIGHT (8), INCLUSIVE, AND TEN (10) TO TWENTY-FOUR (24), INCLUSIVE, OF THE ORIGINAL HILLCREST SUBDIVISION OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHTEEN (18), BLOCK B, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN/UNDER VOLUME 256, PAGE 281, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 4802 40TH ST, LUBBOCK, TX 79414

TAX ID: R106542

PARCEL 7:

THE WEST FIFTY FEET (W 50') OF LOT FOUR (4), BLOCK SEVENTEEN (17), HILLCREST RESUBDIVISION OF TRACTS ONE (1) TO EIGHT (8), INCLUSIVE, AND TEN (10) TO TWENTY-FOUR (24), INCLUSIVE, OF THE HILLCREST SUBDIVISION OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHTEEN (18), BLOCK B, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN/UNDER VOLUME 256, PAGE 281, DEED RECORDS, LUBBOCK COUNTY, TEXAS, SAVE AND EXCEPT THE NORTH FIVE FEET (5') THEREOF DEDICATED AS A RIGHT-OF-WAY AS DESCRIBED IN VOLUME 516, PAGE 351, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 4815 38TH ST, LUBBOCK, TX 79414

TAX ID: R101902

PARCEL 8:

LOT ONE THOUSAND ONE HUNDRED THIRTY-EIGHT (1138), THE MEADOWS, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 1770, PAGE 224, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 5728 91ST ST, LUBBOCK, TX 79424

TAX ID: R67080

PARCEL 9:

LOT THREE HUNDRED FIFTY-THREE (353), UNIVERSITY PINES, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 1342, PAGE 578, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 9123 BELTON DR, LUBBOCK, TX 79423

TAX ID: R113752

PARCEL 10:

LOT ONE HUNDRED TWO (102), COOPER CREEK ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 10061, PAGE 146 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS.

COMMONLY KNOWN AS: 11101 AKRON AVE, LUBBOCK, TX 79423

TAX ID: R308004

PARCEL 11:

LOT TWO (2), BLOCK SEVEN (7), WEST GATE DRIVE ADDITION, INSTALLMENT NUMBER FOUR (4) TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 417, PAGE 425, DEED RECORDS, LUBBOCK COUNTY, TEXAS

COMMONLY KNOWN AS: 4403 16TH ST, LUBBOCK, TX 79416

TAX ID: 850171

PARCEL 12:

LOT TWENTY-ONE (21), BLOCK FORTY-SIX (46), OVERTON ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 19, PAGE 56 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.
COMMONLY KNOWN AS: 2008 17TH ST, LUBBOCK, TX 79401
TAX ID: R37942

PARCEL 13:

THE EAST THIRTY FEET (E 30') OF LOT FIFTEEN (15), AND ALL OF LOT SIXTEEN (16) AND THE WEST TEN FEET (W 10') OF LOT SEVENTEEN (17), BLOCK FORTY-SIX (46), OVERTON ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 19, PAGE 56, AND RE-RECORDED IN VOLUME 19, PAGE 568, DEED RECORDS, LUBBOCK COUNTY, TEXAS.
COMMONLY KNOWN AS: 2018 17TH ST, LUBBOCK, TX 79401
TAX ID: R37825

PARCEL 14:

LOT TWO HUNDRED SEVENTY-THREE (273), WILLOW BEND, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 10288, PAGE 35, OFFICIAL PUBLIC RECORDS, LUBBOCK COUNTY, TEXAS
COMMONLY KNOWN AS: 8802 9TH ST, LUBBOCK, TX 79416
TAX ID: R309093

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/13/2026 12:53 PM
FEE: \$2.00
2026001336