

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by Deed of Trust, Assignment of Leases and Rents and Security Agreement dated June 29, 2015 (the "Deed of Trust"), recorded in Book 202, Page 77, as Instrument Number 27116, in the Office of the Register of Deeds of Meigs County, Tennessee (the "Register's Office"), DUDC, LLC, a Delaware limited liability company (the "Borrower") did convey in trust to C. Mark Carver, a resident of Davidson County, Tennessee, as Trustee, certain property described therein to secure payment of a debt in the original principal amount of \$7,005,075.00 payable to Ladder Capital Finance, LLC ("Original Lender"). Said Deed of Trust is incorporated herein by reference;

WHEREAS, said Deed of Trust was assigned by Original Lender to Tuebor TRS II LLC ("Tuebor"), by Assignment of Deed of Trust dated July 10, 2015, of record in Book 207, Page 6, as Instrument Number 28855, in said Register's Office;

WHEREAS, Tuebor assigned the Deed of Trust back to Original Lender by Assignment of Deed of Trust dated July 16, 2015, of record in Book 207, Page 11, as Instrument Number 28857, in said Register's Office;

WHEREAS, said Deed of Trust was subsequently assigned by Original Lender to Tuebor by Assignment of Deed of Trust dated July 24, 2015, recorded in Book 207, Page 21, as Instrument Number 28860, in said Register's Office;

WHEREAS, the Deed of Trust was further assigned by Tuebor to Wilmington Trust, National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Trust 2015-LC22, Commercial Mortgage Pass-Through Certificates, Series 2015-LC22 ("Wilmington"), by Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement dated September 29, 2015, recorded in Book 208, Page 105, as Instrument Number 29310, in the Register's Office;

WHEREAS, the Deed of Trust was further assigned by Wilmington to RSS WFCM2015-LC22 - DE DUD, LLC, a Delaware limited liability company ("Holder"), by Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement dated December 10, 2025, recorded in Book 287, Page 366, as Instrument Number 52552, in said Register's Office;

WHEREAS, Holder is the true and lawful owner and holder of the debt aforesaid, which is secured by the Deed of Trust (the "Debt");

WHEREAS, by Appointment of Substitute Trustee recorded on January 29, 2026, in Book 287, Page 518, as Instrument Number 52619, in said Register's Office, Holder, exercising its authority as such owner and holder of said Deed of Trust, appointed Erno D. Lindner, as Substitute Trustee (hereinafter, the "Substitute Trustee"), who is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default has been made in the payment of Debt and obligations secured by said Deed of Trust, and Holder, as owner and holder of the obligations secured thereby, has declared the entire balance due and payable and has instructed the undersigned Substitute Trustee to foreclose said Deed of Trust in accordance with its terms and provisions;

NOW, THEREFORE, by the authority vested in me as Substitute Trustee under said instrument, I will on **Thursday, March 5, 2026, at 11:00 AM**, at the front steps of the Meigs County Courthouse in Decatur, Tennessee, offer for sale and sell at public auction to the highest and best bidder for cash in bar of all rights and equities of redemption, statutory and otherwise, homestead, dower and all other rights or exemptions of every kind, all of which are expressly waived in said Deed of Trust, the property therein conveyed (the "Property" or "Premises"), which is situated in the State of Tennessee, Meigs County, and is described as follows:

LYING AND BEING situated in the City of Decatur in the Third Civil District of Meigs County, Tennessee, on State Highway 58:

TO FIND POINT OF BEGINNING commence from the intersection of Jones Street and Highway 58 South 15 degrees 32 minutes 52 seconds West a distance of 462.52 feet to a wooden fence post in the Eastern right of way of Highway 58 and common corner of Deed Book N-2, Page 125, State Highway 58 and the tract herein conveyed; THENCE; from said POINT OF BEGINNING and leaving State Highway 58, South 69 degrees 34 minutes 56 seconds East 137.04 feet to a concrete marker. THENCE; South 80 degrees 02 minutes 10 seconds East 193.62 feet to an iron rod. THENCE; South 09 degrees 58 minutes 25 seconds West 329.05 feet to an iron rod. THENCE; North 80 degrees 06 minutes 35 seconds West 330.63 feet to a point, corner at State Highway 58. THENCE; North 10 degrees 00 minutes 30 seconds East 213.11 feet to a point. THENCE; with State Highway 58 an Arc Length of 141.25 feet, a radius of 4,919.25 feet, a Chord Bearing North 10 degrees 49 minutes 51 seconds East and a Chord Length of 141.25 feet to the POINT OF BEGINNING, containing 2.54 acres, more or less.

REFERENCE is made to plat of record in Plat Envelope 388, Page B1, for a more complete description.

Being the same property conveyed to Borrower by Warranty Deed from JJK Partners, LLC, of record in Book R5, Page 760, as Instrument Number 27115, in said Register's Office.

Said Premises is commonly known as 17687-17710 Highway 58, Decatur, Tennessee 37322, and is also designated as parcel number 042D-A-028.08, but such address or designation is not a part of the legal description of the Premises sold herein, and in the event of any discrepancy, the legal description herein shall control.

Said sale shall be made for cash in bar of all right and equity of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which are expressly waived in said Deed of Trust, but subject to the following:

1. Any unpaid taxes against the Premises; and
1. Any recorded easements, conditions, covenants, rights-of-way or subdivision plats affecting the Premises; and
2. Any dedication of roads affecting the Premises and any governmental zoning and subdivision ordinances or regulations in effect; and
3. Any prior or superior liens, judgment, deeds of trust or other interests of record; and
4. Rights of tenants, as tenants only, under any unrecorded leases; and
5. Any matters that an accurate survey of the Premises might disclose.

The following instruments are of record in said Register's Office and may affect or be affected by this foreclosure sale:

- A. Memorandum of Lease by and between JJK Partners, LLC, a limited liability company, as Landlord, and Dolgencorp, LLC, a Kentucky limited liability company, as Tenant, of record in Lease Book 4, Page 304, as Instrument Number 24319; and
- B. Subordination, Attornment and Non-Disturbance Agreement by and between Dolgencorp, LLC, a Kentucky limited liability company, as Tenant, and Original Lender of record in Trust Book 202, Page 121, as Instrument Number 27118.

Holder has complied with the notice provisions of 26 U.S.C. § 7425(c) and Reg. §§ 301.7425-1, Tenn. Code Ann. §§ 50-7-404(i)(2)(B) and 67-1-1433(b)(2), and Tennessee Department of Revenue Rule 1320-2-1-.35 to the extent applicable.

Substitute Trustee will on the same date and at the same time and place, proceed to sell at public outcry to the highest and best bidder for cash, pursuant to the provisions of the Uniform Commercial Code Sections 9-604 and 9-610, the following described property, if any, of the Grantor: Land, Improvements, Easements, Equipment, Fixtures, Personal Property, Leases and Rents, Condemnation Awards, Insurance Proceeds, Tax Certiorari, Rights, Agreements, Trademarks, Accounts, Uniform Commercial Code Property, Proceeds, Utility Deposits, Real Estate Documents, and Other Rights, all as more particularly described in that UCC-1 Financing Statement of record in the Office of the Delaware Department of State as File Number 20153190625 and UCC-1 Financing Statement filed of record in Book 202, Page 240, in said Register's Office, each as continued, assigned, or otherwise amended from time to time (collectively, the "Personal Property"). **THE SALE OF PERSONAL PROPERTY WILL BE MADE WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO TITLE, CONDITION, MERCHANTABILITY OR FITNESS FOR ANY USE OR PURPOSE WHATSOEVER.**

Holder reserves the right to retain any escrows, reserves, security deposits, or other funds or rights to payment of funds and to apply the same in accordance with the terms and provisions of the Deed of Trust and related documents.

The right is reserved to adjourn the sale to another date, time, and location certain, without further newspaper publication and in accordance with law, upon announcement of said adjournment on the day and time and place of sale as set forth above, and by also posting the new date, time, and location with a third-party internet posting company; provided, however, if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

The failure of any high bidder to pay the purchase price and close this sale shall, at the option of Holder, be cause for rejection of the bid, and if the bid is rejected, Holder shall have the option of making the sale to the next highest bidder who is able, capable, and willing to comply with the terms thereof. The proceeds derived from the sale of the Premises and Personal Property will be applied as provided for in said Deed of Trust and are made a part hereof as if set forth verbatim herein.

This Notice of Sale has been posted and published in accordance with Tenn. Code Ann. § 35-5-101 et seq. and any provisions of the Deed of Trust affecting same beginning February 11, 2026.

Erno D. Lindner, Substitute Trustee

BAKER, DONELSON, BEARMAN, CALDWELL, BERKOWITZ, P.C.
633 Chestnut Street, Suite 1900, Chattanooga, Tennessee 37450

Publication Dates: Wednesday, February 11, 2026, February 18, 2026, and February 25, 2026

****This Notice is also posted foreclosurern.com pursuant to Tenn. Code Ann. § 35-5-101.****