

NOTICE OF SECURED PARTY'S PUBLIC SALE OF THE MEMBERSHIP INTERESTS IN MONROE CINEMAS, LLC UNDER ARTICLE 9 OF THE UNIFORM COMMERCIAL CODE

PLEASE TAKE NOTICE that on October 16, 2026, starting at 11:00 a.m. Eastern Time, AUCTIONWORKS, a division of AW PROPERTIES GLOBAL, LLC (the "Auctioneer"), on behalf of Loan Originations LLC, a Delaware limited liability company (the "Secured Party"), will offer for sale at a public auction under the Uniform Commercial Code certain membership interests in Monroe Cinemas, LLC, a North Carolina limited liability company (the "Relevant Entity").

Mark T. Owens, as Trustee of the Banyan Tree Irrevocable Trust Dated March 7, 2006 ("Banyan") is the current owner of 100% of the membership interests in the Relevant Entity. To secure its obligations to Secured Party, Banyan pledged to Secured Party a first-priority, perfected security interest in and to its membership interests in the Relevant Entity.

The sale will be conducted virtually via Zoom. Instructions on how to register to become a qualified bidder and attend the auction are outlined in the Auction Terms & Conditions available at <https://auctions.awproperties.com/> or by contacting Diana Peterson, AuctionWorks (a division of AW Properties Global, LLC), at dianap@awproperties.com.

Secured Party shall be deemed a qualified bidder and shall be permitted to credit bid amounts due and owing to it.

The sale is being conducted to enforce the rights of the Secured Party under that certain Security and Pledge Agreement and the UCC financing statements identified on Schedule 1 hereto.

Qualified bidders will be required to post a \$100,000.00 good faith deposit before bidding and to increase such deposit to twenty-five percent (25%) of the successful bid on or before 12:00 noon Eastern Time on October 23, 2026.

The sale will be FINAL and conducted on an "**AS IS, WHERE IS, WITH ALL FAULTS**" basis and **WITHOUT REPRESENTATION OR WARRANTY WHATSOEVER**.

Secured Party reserves the right to establish bidding procedures, require proof of financial ability, credit bid, and to adjourn, continue, or cancel the sale.

Additional information is available via the data room upon execution of an NDA.

Qualification Deadline: October 13, 2026 at 12:00 noon Eastern Time

Auction Date: October 16, 2026 at 11:00 a.m. Eastern Time

Schedule 1

Security and Pledge Agreement

1. Ownership Interest Pledge Agreement dated as of April 29, 2025 executed by Mark T. Owens, as Trustee of the Banyan Tree Irrevocable Trust Dated March 7, 2006 with respect to its membership interests in Monroe Cinemas, LLC.

UCC Filings

North Carolina

Lien No.	File Date	Filing Type	Secured Party
20260102801C	August 6, 2026	Original	Loan Originations LLC