

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by CSB Holding LLC to Crowd Lending Fund One, LLC, dated July 2, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on July 3, 2024, in Book No. 82967, at Page 345, assigned to CC REIT SUB II, LLC by Assignment of Mortgage dated July 8, 2024 and recorded with said Deeds on August 27, 2024 in Book No. 83173, at Page 222, and assigned to CC REIT SUB II, LLC by Assignment of Mortgage dated March 16, 2026 and recorded with said Deeds on March 18, 2026 in Book No. 85355, at Page 370, of which mortgage the undersigned is the present holder CC REIT SUB II LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on September 29, 2026 on the mortgaged premises being known as 110 Berkley Street, Waltham, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land, with improvements thereon, situated at 110 Berkley Street, Waltham, Middlesex County, Massachusetts, being Lot 311 on a plan entitled "Plan of Glen Meadow Park West, Section One, Trapelo Road, Waltham, Mass." dated June 1952, Arthur M. King, C.E., recorded with Middlesex South District Registry of Deeds as Plan Number 1646 (E of G), End of Book 7967, and bounded and described as follows:

NORTHERLY by Berkely Street, eighty four (84.00) feet,

EASTERLY by Lot 310, as shown on said plan, one hundred ten and 60/100 (110.60) feet,

SOUTHERLY by part of Lots 328 and 329, by two lines as shown on said plan, sixty-three and 37/100 (63.37) feet,

and twenty six and 53/100 (26.53) feet, and

WESTERLY by Lot 312, as shown on said plan, one hundred ten and 03/100 (110.03) feet.

Containing 9,500 square feet of land, more or less, according to said plan.

Being the same premises as conveyed to the mortgagor by deed of Christopher J. Bianchi and Saudi Khalsa Bianchi, as Trustees of the Bianchi Family Trust, dated July 3, 2024, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 82967, at Page 342.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: August 20, 2026

(signed:) CC REIT SUB II LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
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