

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by ZEE 56 SELKIRK LLC to Everett CO-Operative Bank, dated August 16, 2022 and recorded at Suffolk County Registry of Deeds on August 19, 2022, in Book No. 68100, at Page 212, assigned to CSCB, LLC by Assignment of Mortgage dated March 30, 2026 and recorded with said Deeds on April 10, 2026 in Book No. 72625, at Page 284, and assigned to CSCB, LLC by Confirmatory Assignment of Mortgage dated March 30, 2026 and recorded with said Deeds on May 5, 2026 in Book No. 72724, at Page 313, of which mortgage the undersigned is the present holder CSCB 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 October 28, 2026 on the mortgaged premises being known as 56-58 Selkirk Road, Brighton, MA, being all and singular the premises described in said mortgage to wit:

The land together with the buildings thereon now know and numbered as 56-58 Selkirk Road, Boston, Massachusetts, being more particularly bounded and described as follows:

NORTHEASTERLY: by Selkirk Road by a curved line, as shown on a plan of land entitled "Aberdeen Land Company" dated December 20, 1890, by Ernest M. Bowditch, Engineer, recorded in Suffolk County Register of Deeds in Book 2001, Page 381, one hundred seventeen and 24/100 (117.24) feet;

NORTHERLY: by the junction of Selkirk Road and Chiswick Road, as shown on said plan, twenty-nine and 74/100 (29.74) feet;

NORTHWESTERLY: by Chiswick Road, as shown on said plan, ninety-two and 57/100 (92.57) feet; and SOUTHWESTERLY: by land now or formerly of Aberdeen Land Company, as shown on said place, one hundred thirty-eight and 65/100 (138.65) feet; and

SOUTHEASTERLY: by land now or formerly of Whitney as shown on said plans, ninety-three and 34/100 (93.34) feet.

Being the same premises as conveyed to the mortgagor by deed of Selkirk Gardens LLC, dated August 19, 2022, recorded at Suffolk County Registry of Deeds in Book No. 68100, at Page 208.

TERMS OF SALE:

A deposit of \$500,000.00 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: September 16, 2026

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

Neil S. Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700