

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Assignment of Leases and Rents, and Security Agreement Mortgage and Security Agreement given by Norwood Campus, LLC, a Delaware limited liability company, dated December 16, 2010 and recorded in the Norfolk County Registry of Deeds in Book 28436, Page 364, as assigned to U.S. Bank National Association, as trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2012 CIBX, Commercial Mortgage Pass Through Certificates, Series 2012 CIBX by that certain Assignment of Mortgage, Assignment of Leases and Rents, and Security Agreement, recorded in the Norfolk County Registry of Deeds in Book 30653, Page 171, of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 2 o'clock P.M. on the 6<sup>th</sup> day of February, 2019 at One Upland Road, Norwood, Norfolk, Massachusetts, all and singular the premises described in said Mortgage,

To wit:

Lot 1 as shown on a plan entitled "Definitive Subdivision Plan, Upland Woods, Upland Road, Norwood, MA" by Kelly Engineering Group dated September 1, 2004, revised November 17, 2004 and containing 24.87 acres more or less, recorded in Norfolk Registry of Deeds in Plan Book 532, Pages 98-104.

Together with the benefit Park Covenants and Maintenance Agreement by and between CFRIICQ Norwood Upland, L.L.C. and Upland Woods Management LLC dated February 10, 2005 recorded in Book 22094, Page 439.

ALSO KNOWN AS:

BEGINNING AT A POINT, said point being on the common town boundary line of the Town of Norwood and the Town of Westwood, thence along said town boundary; N 63-48-45 E, 1189.47 feet, thence leaving said town boundary; S 26-11-15 E, 70.00 feet to a point on the right-of-way of "Upper Road" (a subdivision roadway); thence along said right-of-way along a curve to the left with a radius of 65.00 feet an arc length of 71.81 feet; along a curve to the right with a radius of 55.00 feet an arc length of 61.52 feet; S 25-24-09 E, 912.50 feet hence leaving said right of way S 63-36-35 W, 510.78 feet; N 26-23-25 W, 131.71 feet; S 63-44-40 W, 366.30 feet; N 2555-25 W, 420.60 feet; N 83-11-31 W Length, 602.41 feet N 06-48-29 E, 253.07 feet to THE POINT OF BEGINNING.

The property contains 1,083,450 square feet of 24.8726 acres of land.

Being the same parcel subject that certain Quitclaim Deed from GE Finance Business Property Corporation, a Delaware corporation, to Norwood Campus, LLC, a Delaware limited liability company, recorded in the Norfolk County Registry of Deed in Book 25349, Page 8, and subject to that certain Assignment of Mortgage, Assignment of Leases and Rents, and Security Agreement, recorded in the Norfolk County

Registry of Deeds in Book 30653, Page 171 to undersigned present holder.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of fifty thousand dollars (\$50,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Nixon Peabody LLP, One Citizens Plaza, Suite 500, Providence, RI 02903 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises in said mortgage shall control.

Other terms, if any, to be announced at the sale.

U.S. Bank National Association, as trustee for  
the registered holders of J.P. Morgan Chase  
Commercial Mortgage Securities Trust 2012  
CIBX, Commercial Mortgage Pass Through  
Certificates, Series 2012 CIBX  
Present holder of said mortgage  
By its Attorneys,  
Nixon Peabody LLP  
One Citizens Plaza, Suite 500  
Providence, Rhode Island 02903