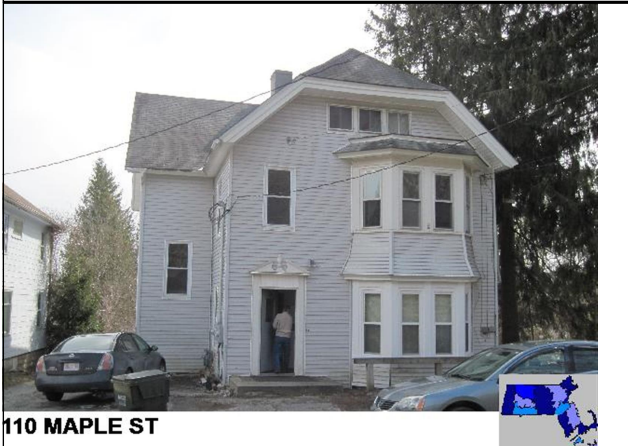




# Property Card: 110 MAPLE ST

Lee, MA

## Parcel Information



**Parcel ID:** M\_56316\_896119

**Owner:**  
**Co-Owner:**  
**Mailing Address:**

110 MAPLE ST

## Sale History

## Assessed Value

**Book/Page:** 6816 / 37  
**Sale Date:** 20210106  
**Sale Price:** 722950

**Land:**  
**Buildings:** \$ 242400  
**Det Structures:** \$ 0

**Total:** \$ 325700

## Building Details

<p><b>State Use Code:</b> 111  <b>Style:</b> CO  <b>Conversion:</b> Y  <b>Stories:</b> 2.5  <b>Roof Cover Desc:</b> AS  <b>Roof Structure Desc:</b> L  <b>Heat Type:</b> ST  <b>Heat Fuel:</b> O  <b>Central A/C:</b>  <b>Main Fin Area:</b> 1513  <b>Upper Fin Area:</b> 2530  <b>Addl Fin Area:</b>  <b>Addl Fin Grade:</b>  <b>Unfinished Area:</b>  <b>Attic:</b>  <b>Basement Area:</b> 1483  <b>Basement Grade:</b>  <b>Fin Bsmt Area:</b>  <b>Fin Bsmt Grade:</b>  <b>Basement Type:</b>  <b>Occupancy:</b> 4</p>	<p><b>Total Rooms:</b> 11  <b>Num Bedrooms:</b> 6  <b>Full Baths:</b> 4  <b>Half Baths:</b>  <b>Ext Bath Fix:</b>  <b>Bath Quality:</b> T  <b>Ext Kitchens:</b>  <b>Kitchen Quality:</b> T  <b>Interior Condition:</b> A  <b>Exterior Condition:</b> A  <b>Overall Condition:</b> A  <b>Overall Grade:</b> A  <b>Year Built:</b> 1910  <b>Eff Year Built:</b> 1977  <b>Exterior Wall Type:</b> AV  <b>Masonry Trim:</b>  <b>Foundation:</b> CN  <b>Fireplaces:</b>  <b>Stacks:</b>  <b>Hearth:</b></p>
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**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **CROSS DEVELOPMENT BERKSHIRES, LLC** to **LOAN FUNDER LLC, SERIES 23404** dated **NOVEMBER 8, 2021** and recorded with the **MIDDLE BERKSHIRE COUNTY REGISTRY OF DEEDS** in **BOOK 7055, PAGE 251** and assigned to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST** recorded **AUGUST 4, 2023** at **BOOK 7461, PAGE 293**, of which mortgage **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST** 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 **10:00 A.M.** on **OCTOBER 12, 2023** at **110 MAPLE ST. LEE, MA 01238**, all and singular the premises described in said mortgage:

TO WIT:

A certain parcel of land, situated in Town of Lee, County of Berkshire Middle, State of Massachusetts, being described as follows:

Beginning in the southerly line of the Old County Road, known as Maple Street, and at the northwest corner of the house lot now or formerly of Carlo Fresia;

Thence southerly in line of said house lot and land formerly of one Elkin, now or formerly of McAllister, one hundred twenty-one (121) feet to a stake and stones;

Thence Westerly land formerly of MacDermott, now or formerly of one Bossidy, sixty (60) feet to a stake and stones;

Thence northerly on land now or formerly of one Carter, one hundred twenty-one (121) feet to the southerly line of said highway;

Thence easterly in said southerly line of said highway, sixty (60) feet to the place of beginning.

These premises will 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 *TEN THOUSAND (\$10,000.00) DOLLARS* 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 Braucher & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 603-486-1530, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

***U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST***

Present holder of said mortgage

By its attorneys,

*Braucher & Associates, PLLC*

*764 Chestnut Street*

*Manchester, NH 03104*

*603-486-1530*