

Situs : 32 WESTMINSTER ST 0

Parcel ID: J110002024

Class: 105

Card: 1 of 1

Printed: January 10, 2023

CURRENT OWNER
CROSS DEVELOPMENT BERKSHIRES LLC
% STREET2IVY PM
11 APEX DR 300A #121
MARLBOROUGH MA 01752
7055/242

GENERAL INFORMATION
Living Units 3
Neighborhood 307
Alternate ID
Vol / Pg 7055/242
District
Zoning RM
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF 7,425			33,200

Total Acres: .1705
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Prior
Land	33,200	33,200	33,200	0	33,200
Building	93,700	93,700	93,700	0	88,400
Total	126,900	126,900	126,900	0	121,600

Manual Override Reason
Base Date of Value
Value Flag STANDARD APPROACH- **Effective Date of Value** 01/01/2022
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
06/20/19	ML	Not At Home	Other
07/28/08	CLT	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/08/14	141406	0	BLDG Win,Doors Prch	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/09/21		Land + Bldg	Transfer Of Convenience	7055/242	Quit Claim	CROSS DEVELOPMENT BERKSHIRES LLC
04/06/21	360,000	Land + Bldg	Sale Of Multiple Parcels	6877/244		FLEX INVESTMENTS LLC
10/28/11	70,000	Land + Bldg	Sale Affected By Deed Restrictions	4835/133		ALLIANCE PROPERTIES LLC
07/09/10	105,300	Land + Bldg	Repossession			FEDERAL NATIONAL MORTGAGE
07/09/10				202/4571		
10/17/07	129,500	Land + Bldg	Valid Sale			
10/17/07				302TE/3913		
10/24/00	70,000	Land + Bldg	Valid Sale			
10/24/00				234/1800		
02/16/93				910TE/1391		

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Dwelling Information			
Style	Three Family	Year Built	1900
Story height	3	Eff Year Built	1900
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		

Basement			
Basement	Full	# Car Bsmt Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	2
Total Rooms	15	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

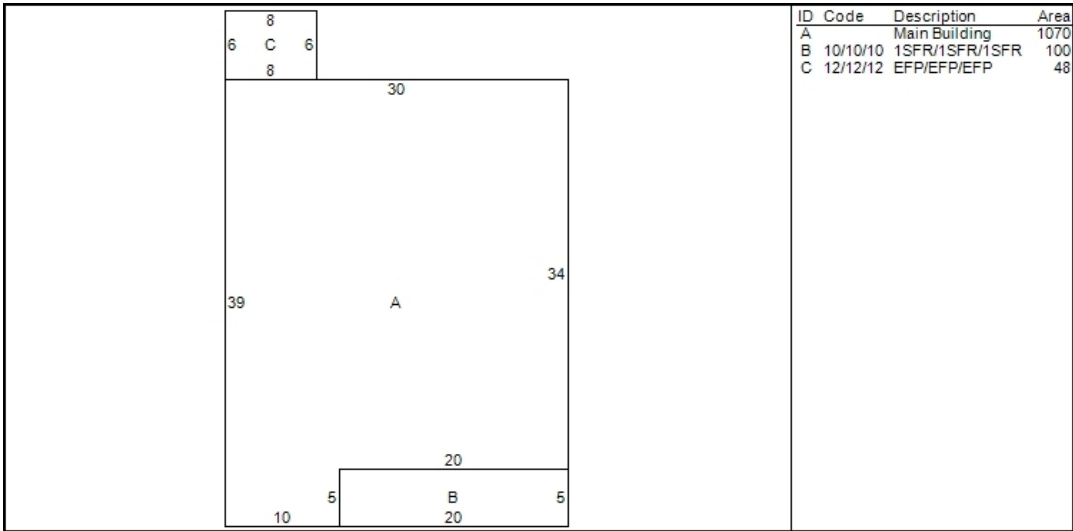
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	83
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	329,219	% Good	30
Plumbing	14,254	% Good Override	
Basement	0	Functional	
Heating	0	Economic	83
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	343,470	Additions	8,220
Ground Floor Area	1,070		
Total Living Area	3,510	Dwelling Value	93,740

Building Notes

OF 1



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information			
Complex Name		Unit Number	
Condo Model		Unit Level	
		Unit Parking	
		Model (MH)	
		Unit Location	
		Unit View	
		Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10	10	10	6,230	
2		12	12	12	1,990	

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 **1:15 P.M.** on **OCTOBER 12, 2023** at **32 WESTMINSTER ST. PITTSFIELD, MA 01201**, all and singular the premises described in said mortgage:

TO WIT:

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

Beginning at a point in the easterly side of Westminster Street forty-five (45) feet northerly in said line from a stone bound marking the southwesterly corner of Lot 162 on Plan of H.J. Ryan's Building Lots at Morningside, recorded in the Berkshire Middle District Registry of Deeds in Book 282, Page 642;

Thence easterly in a line parallel with the southerly line of Lot 162 one hundred sixty-five (165) feet to point in the westerly line of Lot 161 on said Plan;

Thence northerly in a westerly line of Lots 161 and 163 on said Plan, forty-five (45) feet;

Thence westerly parallel with the northerly line of Lot 162, one hundred sixty-five (165) feet to the said easterly line of Westminster Street;

Thence southerly in said easterly line of Westminster Street forty-five (45) 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