

Situs : 1159 NORTH ST 0

Parcel ID: H130018002

Class: 104

Card: 1 of 1

Printed: January 11, 2023

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

GENERAL INFORMATION
Living Units 2
Neighborhood 226
Alternate ID
Vol / Pg 7055/242
District
Zoning BN
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF 10,555			52,190

Total Acres: .2423
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Prior
Land	52,200	52,200	52,200	0	40,200
Building	63,500	63,500	63,500	0	60,000
Total	115,700	115,700	115,700	0	100,200

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

Entrance Information

Date	ID	Entry Code	Source
06/12/19	JE	Request Appt	Tenant
07/29/08	CP4	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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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
08/12/11	19,900	Land + Bldg	Repossession	4794/212		ALLIANCE PROPERTIES LLC
08/03/11	23,086	Land + Bldg	Repossession			WELLS FARGO FINANCIAL MASS INC
08/03/11				61/4789		
11/30/93				931/1426		
11/30/93				931/1426		
11/01/93	66,000	Land + Bldg	Valid Sale			
10/21/88				804/1250		
10/01/88	63,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Flat	Year Built	1900
Story height	1.5	Eff Year Built	1900
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

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

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	

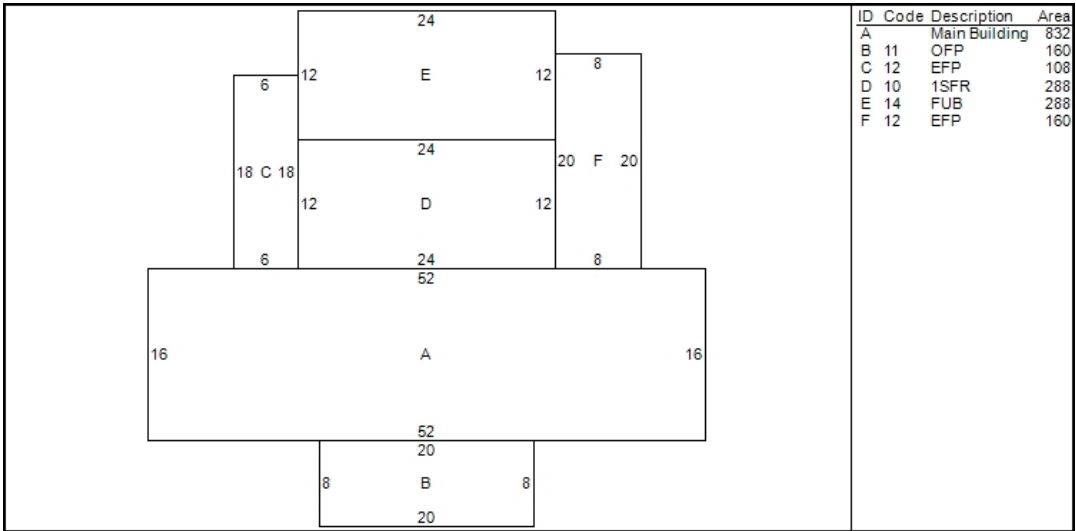
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	8	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

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	194,722	% Good	30
Plumbing	7,127	% Good Override	
Basement	-10,278	Functional	
Heating	0	Economic	83
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	191,570	Additions	15,840
Ground Floor Area	832		
Total Living Area	1,661	Dwelling Value	63,540

Building Notes	
OF 1	



ID	Code	Description	Area
A		Main Building	832
B	11	OFF	160
C	12	EFP	108
D	10	1SFR	288
E	14	FUB	288
F	12	EFP	160

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

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

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		11			2,020	5		12			3,190
2		12			2,140						
3		10			6,900						
4		14			1,590						

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 **2:00 P.M.** on **OCTOBER 12, 2023** at **1159-1161 NORTH ST. PITTSFIELD, MA 01201**, all and singular the premises described in said mortgage:

TO WIT:

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

Beginning at a point one hundred thirteen and 50/100 (113.50) feet from the northerly line of Goodman Lane and westerly line of North Street and running thence in a westerly direction ninety-three (93) feet to a point; thence southerly a distance of one hundred thirteen and 50/100 (113.50) feet to a northerly line of Goodman Lane; thence easterly ninety-three (93) feet to westerly line of North Street; thence northerly, one hundred thirteen and 50/100 (113.50) feet to 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