

LEGAL NOTICES

Legal Notices can also be viewed on our website at www.thesomervilletimes.com

MORTGAGEE’S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **53 Concord Realty LLC** to CCG Fund 1, LLC, dated February 29, 2024, and recorded in the Middlesex County South Registry of Deeds in Book 82532 at Page 116, as assigned to Churchill Funding I, LLC, by assignment dated March 1, 2024, and recorded in said Deeds in Book 82569 at Page 532, and as further assigned to **Wilmington Savings Fund Society, FSB**, not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust, by assignment dated March 13, 2024, recorded with said Deeds in Book 82570 at Page 468, 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 Twelve o’clock noon on the 8th day of April A.D., 2025, on the premises below described being known as **53 Concord Avenue**, Somerville, Massachusetts, all and singular the premises described in said mortgage as set forth below:

To wit: “The land in Concord Avenue in Somerville, Middlesex County, Massachusetts being shown as Lot numbered two (2) on a plan made by Mason and Elliot Surveyors, dated May 15, 1872 and recorded with Middlesex South District Deeds, Plan Book 20, Plan 21, together with any buildings thereon, bounded and described as follows: Southerly: by said Concord Avenue, forty and 50/100 (40.50) feet; Westerly: by Lot# 3 on said plan, eighty-eight and 62/100 (88.62) feet; Northerly: by Lot# 23 on said plan, forty and 52/100 (40.52) feet; and Easterly: by Lot# 3 on said plan, eighty-five and 35/100 (85.35) feet.”

The above premises will be sold subject as above and to the following: any and all unpaid taxes, tax titles, municipal assessments and liens; any and all outstanding water and/or sewer charges; any and all covenants, easements, restrictions, rights, reservations, conditions and/or other enforceable encumbrances of record created prior to the mortgage; and to all tenancies and/or rights of parties in possession, if any of the aforesaid there be.

Terms: Five Thousand and 00/100 Dollars (\$5,000.00) will be required to be paid in cash or by certified check by the purchaser at the time and place of sale as earnest money, with an additional deposit of Fifteen Thousand and 00/100 Dollars (\$15,000) to be paid within five (5) business days after the sale to bring the total deposit to \$20,000. The successful bidder (other than the mortgagee) shall also be responsible for a one percent (1%) buyer’s commission payable to the auctioneer at the time of closing. The balance of all amounts due is to be paid in cash or by certified check within thirty (30) days of the sale at the Law Offices of Ford & Paulekas, LLP, 280 Trumbull Street, Hartford, CT 06103. Other terms, if any, to be announced at the sale.

WILMINGTON SAVINGS FUND SOCIETY,
FSB, not in its individual capacity but solely as
trustee for RESIDENTIAL MORTGAGE
AGGREGATION TRUST

By: /s/ David A Hill, Jr.
David A. Hill, Jr.
Its Attorney

Attorneys for Mortgagee:
Ford & Paulekas, LLP
280 Trumbull Street
Hartford, CT 06103
(860) 527-0400

Dated: March 10, 2025
3/12/25, 3/19/25, 3/26/25 The Somerville Times



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR’S OFFICE OF STRATEGIC PLANNING
& COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS F. GALLIGANI, JR.
EXECUTIVE DIRECTOR

LEGAL NOTICE - HISTORIC PRESERVATION COMMISSION (HPC)

The Somerville Historic Preservation Commission (HPC) will hold a public meeting and public hearings on **Tuesday, April 15, 2025** at 6:45pm on the following applications, in accordance with the Historic Districts Act, Chapter 40C of the Massachusetts General Laws, as amended, and/or the City of Somerville Code of Ordinances, Pt. II, Chap. 7, Sections 7-16 – 7-28.

Pursuant to Chapter 2 of the Acts of 2023, this meeting of the Historic Preservation Commission will be conducted via remote participation. An audio recording of these proceedings will be available upon request to historic@somervillema.gov.

TO USE A COMPUTER

Registration URL:
https://us02web.zoom.us/webinar/register/WN_V99RiXdETly5sGbxM4DFgQ
Webinar ID: 899 1548 4989

TO CALL IN

An attendee must register for the meeting online in order for a call-in number to be emailed to them by Zoom.

ALL OF THE CASES ADVERTISED BELOW HAVE A PUBLIC HEARING COMPONENT

DETERMINATIONS OF PREFERABLY PRESERVED (STEP 2 IN THE DEMOLITION REVIEW PROCESS)

HP24-000125 - 8 Bolton Street
Applicant: Julian Lewis, Eaglebrook Capital
Owner: Stephen Ober
The Applicant seeks to demolish a principal structure constructed a minimum of 75 years ago.

*Case documents reviewed by the HPC are available on the City website at <https://www.somervillema.gov/departments/historic-preservation/hpc-cases>. Cases may be continued to a later date; please check the agenda (posted 48 hours in advance of the meeting) on the City website or email historic@somervillema.gov to inquire if specific cases will be heard. Continued cases will not be re-advertised. **Note:** Written comments due to historic@somervillema.gov **NO LATER THAN NOON** one week prior to the meeting date. Email historic@somervillema.gov with inquiries.*

3/26/25 The Somerville Times

Notice of Self Storage Sale

Please take notice Prime Storage - Somerville located at 39R Medford St., Somerville, MA 02143 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storagetreasures.com on **4/8/2025 at 12:00PM**. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Neil Dang/AC Hotel Marriott unit #310B; McDonnell Scott unit #362MZ; James Capobianco unit #4682. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

3/19/25, 3/26/25 The Somerville Times



City of Somerville
ZONING BOARD OF APPEALS
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143
PUBLIC HEARING NOTICE

The **Somerville Zoning Board of Appeals (ZBA)** will hold a virtual public hearing on **Wednesday, April 2, 2025**, at 6:00pm through Zoom.

Pursuant to Chapter 2 of the Acts of 2023, this meeting of the Zoning Board of Appeals will be conducted via remote participation. An audio recording of these proceedings will be available upon request to ZoningBoard@somervillema.gov.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_s8TraMkQS1ee2rQaXaoMEq
Webinar ID: 840 9283 0999

TO CALL IN

An attendee must register for the meeting online in order for a call-in number to be emailed to them by Zoom.

The Zoning Board will consider the following pursuant to M.G.L. 40A and the Somerville Zoning Ordinance:

- 282 McGrath Highway**

181 Bonfire Corp., d/b/a Bonfire Boston, seeks a Special Permit to establish a Restaurant use in the Small Business Overlay District where the underlying zoning district is Neighborhood Residence.
- 103 Washington Street**

Clover Leaf Capital Holdings, LLC seeks a Major Amendment to a previously issued Special Permit (ZBA 2017-54) under prior SZO \$4.4.1 and \$5.3.8.

Development review application submittal materials and other documentation may be viewed online at

<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>.

Interested persons may provide comments to the Zoning Board of Appeals at the hearing or by submitting written comments by email to ZoningBoard@somervillema.gov.

3/19/25, 3/26/25 The Somerville Times



SHA Provider Grants Request For Proposals Fiscal Year 2025

The Somerville Housing Authority now be accepting proposals from established agencies to enter into a contract to provide direct services to SHA tenants for the SHA Fiscal year: April 2025, through March 2026.

Multiple grants in the amounts of \$1,000.00 - \$50,000.00 may be awarded. The application deadline is April 23, 2025, at 11:00 a.m.

Interested parties can download information from our website <https://www.sha-web.org/bids.aspx> after March 31, 2025, 11:00 a.m.

3/26/25 The Somerville Times