

LEGAL NOTICES

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**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, May 7, 2024** 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_mBOG6A3qSRK_w6f5Q3GPsg
Webinar ID: 853 2506 6413

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)

HP24-000001 – 382 Broadway

Applicant: Garrett Einis
Owner: 382 Broadway LLC
The Applicant seeks to demolish a building 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.

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**CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
INVITATION FOR BIDS
IFB #24-68**

The City of Somerville, through the Procurement and Contracting Services Department, Invites Sealed Bids For:

Traffic and Parking Building Roof Replacement

A bid package may be obtained online at <https://www.somervillema.gov> or from the City of Somerville's BidExpress page at <http://www.somervillema.gov/BidExpress> on or after: **Wednesday, April 24th, 2024**. Sealed responses will be received at the PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 or via Bid Express until: **2:00 pm, Wednesday, May 15th, 2024**.

The Chief Procurement Officer reserves the right to reject any or all proposals if, in her sole judgment, the best interest of the City of Somerville would be served by so doing.

Please email Sonia Castro scastro@somervillema.gov for more information.

**Sonia Castro
Procurement Manager
617-625-6600 x3407**

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**SOMERVILLE SCHOOL COMMITTEE
PUBLIC BUDGET HEARING**

**THE SOMERVILLE SCHOOL COMMITTEE WILL CONDUCT
A PUBLIC HEARING ON THE SCHOOL DEPARTMENT'S FY2025 BUDGET**
Wednesday, May 8, 2024, AT 6:00 P.M. (Originally scheduled on May 1, 2024)
In the **EAST SOMERVILLE COMMUNITY SCHOOL AUDITORIUM-50 Cross Street**

To watch the Budget Hearing live from home:
Use the following web address and choose GOVTV: www.somervillema.gov/tv

THE PUBLIC IS CORDIALLY INVITED TO ATTEND

**Ilana Krepchin, Chair
Somerville School Committee**

**Dr. Sarah Philips, Chair
Finance and Facilities Subcommittee**

**Dr. Rubén Carmona
Superintendent of Schools**

For questions regarding the Budget Hearing, please contact your School Committee Ward Member:
<https://somerville.k12.ma.us/district-leadership/somerville-school-committee>

Budget information will be posted on the Somerville Public School website prior to the Budget hearing here:
<https://somerville.k12.ma.us/district-leadership/central-administration/finance-and-facilities>

**STATE-WIDE SCHOOL CHOICE PROGRAM
PUBLIC HEARING**

**THE SOMERVILLE PUBLIC SCHOOLS WILL
CONDUCT A PUBLIC HEARING TO
DETERMINE PARTICIPATION IN THE SCHOOL
CHOICE PROGRAM FOR THE 2024-25 SCHOOL YEAR**
MONDAY, MAY 20, 2024, at 6:30 P.M.
CITY COUNCIL CHAMBERS, CITY HALL

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CITY OF SOMERVILLE 5-YEAR CONSOLIDATED PLAN

The City of Somerville Office of Strategic Planning and Community Development is preparing its 2024-2028 Consolidated Plan as mandated by the federal Office of Housing and Urban Development (HUD). This plan guides how the City will spend federal CDBG, ESG, and HOME grant funds over the next five years. **Additionally, the city will be amending the current Citizen Participation plan to include the authorization to seek Section 108 funding and related opportunities for public comment and procedures. The City seeks feedback on the draft plan and related Citizen Participation plan amendment, which will be available at <https://www.somervillema.gov/content/5-year-consolidated-plan-2024-2028> starting April 22, 2024.**

- The City will hold a virtual public hearing on May 2, 2024 at 6:30 PM to present the draft plan and receive comments. Members of the public may attend this hearing through the following link: <http://bit.ly/4aegnKT>
- Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville should contact Adrienne Pomeroy, at APomeroy@somervillema.gov.
- Interpretation into other languages may be available upon advance request by contacting the Somerviva Office of Immigrant Affairs at somerviva@somervillema.gov or calling 311 at 617-666-3311.
- Any individual, group, or agency may submit written comments on the draft Consolidated Plan to Miranda Rubin (mrubin@somervillema.gov) at the City's Office of Strategic Planning and Community Development (City Hall, 3rd Floor). All comments received by May 24, 2024, will be incorporated in the final Plan.

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**CITY OF SOMERVILLE, MASSACHUSETTS
KATJANA BALLANTYNE
MAYOR**

The **Somerville City Council's Land Use Committee** and the **Somerville Planning Board** will hold a joint public hearing on **Thursday, May 2, 2024** at 6:30 pm. Pursuant to Chapter 2 of the Acts of 2023, this hearing will be conducted via remote participation.

REGISTER ONLINE

https://us02web.zoom.us/webinar/register/WN_1kH234wXRvuVbddXmFQ9Sg

The purpose of this hearing is to receive public comments concerning the following:

- Mayor Ballantyne requesting ordainment of an amendment to Article 2, Article 3, Article 4, Article 5, Article 8, and Article 10 of the Zoning Ordinances to remove conflicts with the State Building Code.

Zoning amendments may be viewed online by searching the Somerville City Council's [online meeting calendar](#) for the address or item number.

Final language of the above amendments may be modified by the City Council during the legislative process. Persons unable to attend the hearing may provide comments by email to the Planning Board and the City Council at publiccomments@somervillema.gov. Comments must be received no later than 12 Noon the day of the Hearing to ensure they are conveyed to the Committee for inclusion with the hearing testimony. The Chair(s) may opt to extend the period for written comments, in which case additional comments will be accepted until the date indicated. This information can be found in the minutes of the meeting.

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LEGAL NOTICES

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LEGAL NOTICE - Vehicle Sale 05/05/2024

Pro Tech Towing notice to owner. The following abandoned motor vehicle will be privately sold unless claimed:

Car information	VIN#	Last registered owner	Address
2011 Dodge Durango	1D4SE4GT8BC594293	Hannah Marie Allain	655 Boston Post Rd. Apt. #1205 Sudbury, MA 01776
2002 Dodge Ram	1D7HU18N12J142289	Jeffrey Audette	109 Treys Way #D, Godley TX 76044
2018 Ford Focus	1FAD3F2XJL2244633	Steven Kapopoulos	42 Felton St., Hudson, MA 01749

Date of Sale **05/05/2024**. A 5-day notice to the Waltham Police Department Chief will be provided before sale. Location: Pro Tech Towing, 205 Willow St. Waltham, MA, Phone: 781-894-5058

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COMMONWEALTH OF MASSACHUSETTS

SALE OF REAL ESTATE UNDER M.G.L.c.183A:6

By virtue of Judgment and Order of the Somerville District Court (Docket No. 2310CV000329), in favor of TRUSTEES OF THE CUMBERLAND CONDOMINIUM TRUST against ESTATE OF PATRICIA RICARDO, ET. AL. establishing a lien pursuant to M.G.L.c.183A:6 on the real estate known as UNIT #40-EIGHT, 40 HIGHLAND AVENUE, SOMERVILLE, MASSACHUSETTS of THE CUMBERLAND CONDOMINIUM for the purposes of satisfying such lien, the real estate is scheduled for Public Auction at 11:00 O'CLOCK AM ON THE 6th DAY OF MAY, A.D. 2024, AT UNIT 40-EIGHT, 40 HIGHLAND AVENUE, SOMERVILLE, MASSACHUSETTS. The premises to be sold are more particularly described as follows:

Unit No. 40-Eight of The Cumberland Condominium created by Master Deed dated July 29, 2005 and recorded with Middlesex South District Registry of Deeds in Book 45862, Page 115, and The Cumberland Condominium Trust dated July 29, 2005 recorded with said Deeds in Book 45862, Page 128.

The Post Office Address of the Condominium is: 40 Highland Avenue, Unit Eight, Somerville, Massachusetts 02143.

The unit conveyed is laid out as shown on a plan recorded herewith, which plan is a copy of a portion of the plans recorded with said Master Deed and to which is affixed a verified statement in the form provided in G.L. c. 183A, §9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed and the By-Laws recorded therewith.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The undivided percentage interest of the unit conveyed hereunder in the common areas and facilities is 4.31%.

For Grantor's title see deed to PATRICIA RICARDO AND WILLIAM RICARDO dated February 6, 2007 and recorded with the Middlesex County Southern District Registry of Deeds in Book 49457, Page 579.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

- TERMS OF SALE:
1. A non-refundable deposit payable in cash, certified or bank check in the amount of Five Thousand (\$5,000.00) Dollars for the unit shall be payable at the Auction.
 2. The balance of the purchase price is to be paid within thirty (30) days of the auction.
 3. An Auctioneer's Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days of auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is made in the deed.
 4. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.
 5. No representation is or shall be made as to any amount of taxes due and outstanding.
 6. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.
 7. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.
 8. No representation is or shall be made as to the condition of the Premises or the Condominium. The Premises shall be sold "as is".
 9. Other items, if any, shall be announced at the sale.
 10. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney Dean T. Lennon, Marcus, Errico, Emmer & Brooks, PC, 45 Braintree Hill Office Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

THE CUMBERLAND CONDOMINIUM TRUST,

For the Trustees,
By its Attorneys
MARCUS, ERRICO, EMMER
& BROOKS, PC

Dean T. Lennon, Esq.
BBO#668031
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
(781) 843-5000

Dated: _____

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THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS DEPARTMENT OF TRANSPORTATION –
HIGHWAY DIVISION
NOTICE OF A PUBLIC INFORMATIONAL MEETING
Project File No. 119537

Two Public Informational Meetings will be held by MassDOT to discuss the proposed Maffa Way/Mystic Avenue Bridge Superstructure Replacements project in Somerville and Charlestown.

WHERE: Charlestown Knights of Columbus
545 Medford Street
Charlestown, MA 02129

WHEN: Thursday, May 9, 2024, at 6:00 PM

WHERE: Somerville Public Library
Central Branch
79 Highland Ave
Somerville, MA 02143

WHEN: Monday, May 13, 2024, at 6:00 PM

PURPOSE: The purpose of this meeting is to provide the public an overview of upcoming construction activities on the Maffa Way/Mystic Avenue Bridge Superstructure Replacements project. Attendees will have the opportunity to ask questions and provide comments. All views and comments made at the meeting will be reviewed and considered to the maximum extent possible.

PROPOSAL: This project consists of replacing the two deteriorated bridge superstructures of the Maffa Way and Mystic Avenue bridges over the MBTA Orange Line and Commuter Rail lines in Boston and Somerville. This project is set to improve public safety, pedestrian, bicycle, and transit accommodations by addressing standard bridge conditions. The project will be integrated with adjacent projects, such as Assembly Square, Rutherford Avenue, and the One Mystic development.

This location is accessible to people with disabilities. MassDOT provides reasonable accommodations and/or language assistance free of charge upon request (including but not limited to interpreters in American Sign Language and languages other than English, open or closed captioning for videos, assistive listening devices and alternate material formats, such as audio tapes, Braille and large print), as available. For accommodation or language assistance, please contact MassDOT's Chief Diversity and Civil Rights Officer by phone (857-368-8580), fax (857-368-0602), TTD/TTY (857-368-0603) or by email (MassDOT.CivilRights@dot.state.ma.us). Requests should be made as soon as possible prior to the meeting, and for more difficult to arrange services including sign-language, CART or language translation or interpretation, requests should be made at least ten (10) business days before the meeting.

In the event of inclement weather a cancellation announcement will be posted on the internet at <https://www.mass.gov/orgs/highway-division/events>.

JONATHAN GULLIVER
HIGHWAY ADMINISTRATOR
4/24/24 The Somerville Times

CARRIE E. LAVALLEE
CHIEF ENGINEER



CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
RFP 24-67

The City of Somerville, through the Procurement and Contracting Services Department, invites sealed proposals for:

Nutrition Consulting Services for Older Adults

A request for proposals (RFP) may be obtained online at <https://www.bidexpress.com/businesses/33100/home>, <https://www.somervillema.gov/procurement>, or from the PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 on or after **Wednesday, April 24, 2024**.

Sealed proposals will be received at the above office or via BidExpress until: **2:30 pm, Wednesday, May 15, 2024**. The Chief Procurement Officer reserves the right to reject any or all proposals if, in her sole judgment, the best interest of the City of Somerville would be served by so doing.

Please email tcukhatsang@somervillema.gov for more information.

Thupten Chukhatsang
Procurement Analyst
617-625-6600 x3400

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LEGAL NOTICES

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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 dated November 8, 2022 by Edge Real Estate Investments, LLC to Steven A. Ross, Trustee of QS Lending Three Trust u/d/t dated October 25, 2022 (recorded with Middlesex County (South) Registry of Deed in Book 80884, Page 355), said mortgage recorded with the Middlesex County (South) Registry of Deeds in Book 80926, Page 372, and 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 **9:00 a.m. on the 16th day of May, 2024** at 42 Sargent Avenue, Somerville, Massachusetts, all and singular the premises described in said mortgage.

To wit:

Property Address: **42 Sargent Avenue, Somerville, Massachusetts**

A certain parcel of land with the buildings thereon situated in said Somerville, being the same premises now known and numbered 42 Sargent Avenue, and being shown as the Lot marked No. 42 on a Plan of Land on Sargent Avenue, Somerville, belonging to Eveline M. Duseault, dated August 1, 1919, James E. Stone, Eng., and recorded with Middlesex South District Registry of Deeds, Book of Plans No. 275, Plan 24, and bounded and described as follows:

SOUTHWESTERLY by Sargent Avenue, forty-eight and 4/100 (48.04) feet;

SOUTHEASTERLY by land of Smith, seventy and 88/100 (70.88) feet;

NORTHWESTERLY by land formerly of Skilton, fifty and 50/100 (50.50) feet;

NORTHEASTERLY and by land of Dimond, seventy-one and 4/100 (71.04) feet.

Containing 3597 square feet of land.

For grantors title, see deed recorded herewith [Book 80926, Page 369].

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 and rights of any tenants and parties in possession, if there be any, 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. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of One Hundred Thousand and 00/100 Dollars (\$100,000.00) 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 to Baker, Braverman & Barbadoro, P.C., 1200 Crown Colony Drive, Suite 610, Quincy, MA 02169 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 contained in said mortgage shall control.

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

Steven A. Ross, Trustee of QS Lending Three Trust
u/d/t dated October 25, 2022
Present holder of said mortgage
By his Attorneys,
Baker, Braverman & Barbadoro, P.C.
1200 Crown Colony Drive, Suite 610
Quincy, MA 02169

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