

## LEGAL NOTICES

Legal Notices can also be viewed on our website at [www.thesomervilletimes.com](http://www.thesomervilletimes.com)



**City of Somerville  
HISTORIC PRESERVATION COMMISSION  
City Hall, 93 Highland Avenue, Somerville MA 02143  
PUBLIC HEARING NOTICE**

The Historic Preservation Commission (HPC) will hold a virtual public hearing on **Tuesday, July 21, 2026**, at 6:45pm through Zoom.

Pursuant to Chapter 2 of the Acts of 2025, this meeting of the Historic Preservation Commission will be conducted via remote participation. A recording of these proceedings can be found online here: [Agendas, Minutes, & More](#).

**TO USE A COMPUTER**

Link: [https://us02web.zoom.us/webinar/register/WN\\_WtKJyX1URy6pceVa9-iw\\_A](https://us02web.zoom.us/webinar/register/WN_WtKJyX1URy6pceVa9-iw_A)

**TO CALL IN**

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

The Historic Preservation Commission will consider the following pursuant to 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.

**Alterations to Local Historic District (LHD) Properties**

**9 Brastow Avenue** Applicant: Artisans Homes and Renovations  
Owner: Luo Jerome & Meosky Nell  
The Applicant seeks a Certificate of Appropriateness to alter an LHD property by rebuilding the existing rear deck in the same location, no changes to the existing configuration are proposed.

**25 Atherton Street** Applicant: Christine Strout- IRB Real Estate  
Owner: Carr Schoolhouse Condo Trust  
The Applicant seeks the reissuance of a previously granted Certificate of Appropriateness to alter an LHD property by installing EV charging stations and a transformer in the parking lot.

**46 Mount Vernon Street** Applicant: William Kuang  
Owner: William Kuang  
The applicant seeks a Certificate of Appropriateness to alter a previously approved rear addition and add a new backyard cottage to a Local Historic District Property.

**Determinations of Historic Significance (STEP 1 IN THE DEMO REVIEW PROCESS)**

**60 Medford Street** Applicant: Paul O'Connell- Well Built Construction Inc.  
Owner: P & P Carroll Realty Trust  
The Applicant seeks to demolish a building constructed a minimum of 75 years ago.

**64 Medford Street** Applicant: Paul O'Connell- Well Built Construction Inc.  
Owner: P & P Carroll Realty Trust  
The Applicant seeks to demolish a building constructed a minimum of 75 years ago.

**9 Norwood Avenue** Applicant: Emery Boy Builders  
Owner: Kevin Emery  
The Applicant seeks to demolish a building constructed a minimum of 75 years ago.

**Determinations of Preferably Preserved (STEP 2 IN THE DEMO REVIEW PROCESS)**

**282-284 McGrath Highway** Applicant: Law Office of Michael LaRosa LLC on behalf of Properties by JD LLC  
Owner: Walter Tauro, Trustee of Brant Realty Trust  
The Applicant seeks to demolish a building constructed a minimum of 75 years ago.

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

<https://www.somervillema.gov/departments/historic-preservation/hpc-cases>. Interested persons may provide comments to the Historic Preservation Commission at the hearing or by submitting written comments by email to [historic@somervillema.gov](mailto:historic@somervillema.gov).

Persons with disabilities who need auxiliary aids and services for effective communication (i.e., CART, ASL), written materials in alternative formats, or reasonable modifications in policies and procedures in order to access the programs, activities, and meetings of the City of Somerville should contact the ADA Coordinator in advance at 617-625-6600 x 2059 or [ADA@somervillema.gov](mailto:ADA@somervillema.gov).

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**MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 453 Somerville NT LLC to Crowd Lending Fund One, LLC, dated June 20, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on June 20, 2024, in Book No. 82911, at Page 494, assigned to CC REIT SUB II, LLC by Assignment of Mortgage dated July 8, 2024 and recorded with said Deeds on July 19, 2024 in Book No. 83022, at Page 71, and assigned to CC REIT SUB II, LLC by Assignment of Mortgage dated March 16, 2026 and recorded with said Deeds on March 18, 2026 in Book No. 85355, at Page 289, of which mortgage the undersigned is the present holder CC REIT SUB II, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on July 21, 2026 on the mortgaged premises being known as 453-453A Somerville Avenue, Somerville, MA, being all and singular the premises described in said mortgage to wit:

Two contiguous parcels of land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts, being numbered 453 Somerville Avenue and 453A Somerville Avenue, respectively, and bounded and described as follows:

**PARCEL ONE**

SOUTHWESTERLY: by Somerville Avenue, 41.85 feet; NORTHWESTERLY: by land of Breen heirs or devisees, 80.00 feet; NORTHEASTERLY: by Lot 30, as shown on the plan hereinafter referred to, 48.07 feet; SOUTHEASTERLY: by land of Sumares and Sumares, 80.22 feet. Containing 3597 square feet and being Lot No. 31 on a Plan of "Building Lots In Somerville, belonging to the Estate of Osgood Dane, deceased," by Charles D. Elliot, Engineer, dated June 9, 1880 and recorded with Middlesex South District Deeds, Plan Book 35, Plan 34.

**PARCEL TWO**

Starting at a point on the northwesterly side of the lot 63.28 feet southwesterly from Knapp Street, as shown on the Plan hereinafter mentioned, thence running southwesterly 28.72 feet; thence running southeasterly on Lot 31 hereinbefore described, 48.07 feet; thence turning and running northeasterly on land of Ireland, 25.27 feet; thence running northwesterly 49.71 feet to the point of beginning. Containing 1315 square feet of land more or less and being part of Lot No. 30 as shown on said Plan.

Being the same premises as conveyed to the mortgagor by deed of Jack Saade, dated June 20, 2024, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 82911, at Page 491.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

**TERMS OF SALE:**

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

**OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.**

Dated: June 9, 2026 (signed:) CC REIT SUB II, LLC  
Present Holder of said Mortgage  
By its Attorneys,  
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire  
Attorney for the Mortgagee  
500 Turnpike Street Suite 201, Canton, MA 02021  
(617) 332-4700

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**MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 359 Lowell NT LLC to CC REIT SUB II, LLC, dated January 30, 2025 and recorded at Middlesex County (Southern District) Registry of Deeds on January 31, 2025, in Book No. 83730, at Page 171, of which mortgage the undersigned is the present holder CC REIT SUB II, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 9:00 AM, on July 21, 2026 on the mortgaged premises being known as 359 Lowell Street, Somerville, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon, situated in Somerville, Middlesex County, Commonwealth of Massachusetts, being a part of the land shown on a plan entitled, "Plan of Land in Somerville, Mass., owned by William Lears, et al," Charles Elliot, Engineer and Surveyor, dated August 5, 1922, and recorded with Middlesex South District Registry of Deeds on August 12, 1922, in Plan Book 310, Plan 13, said parcel being bounded and described as follows:

Beginning at the Northeasterly comer of said parcel on Lowell Street, in the Westerly side of the right of way shown on said plan; thence bounded

NORTHEASTERLY by said right of way, by two boundaries, sixty-three and 67/100 (63.67) feet and twenty-five and 54/100 (25.54) feet; SOUTHEASTERLY by said right of way, eight and 81/100 (8.81) feet; NORTHEASTERLY by said right of way, twenty-six and 71/100 (26.71) feet to land now or formerly of Maguire; SOUTHEASTERLY by said Maguire land, seventeen and 45/100 (17.45) feet; SOUTHWESTERLY by land now or formerly of Biller, one hundred and fourteen and 70/100 (114.70) feet to said Lowell Street; and NORTHWESTERLY by said Lowell Street, thirty (30.00) feet to the point of beginning.

Containing 3,514 square feet of land according to said plan. There is appurtenant to the above described premises the right of passing, repassing and using as a driveway in common with the owner of the land shown as William Lears, et al. their heirs, successors and assigns over the right of way shown on said plan which was created in a grant from William Lears, et al, to Max Jacobson and Jacob Marcus, dated August 14, 1922, and recorded with said Deeds in Book 4551, Page 288.

Being the same premises as conveyed to the mortgagor by deed of Magoun Square Development LLC, dated January 31, 2025, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 83730, at Page 166.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

**TERMS OF SALE:**

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

**OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.**

Dated: June 9, 2026 (signed:) CC REIT SUB II, LLC  
Present Holder of said Mortgage  
By its Attorneys,  
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire  
Attorney for the Mortgagee  
500 Turnpike Street Suite 201, Canton, MA 02021  
(617) 332-4700

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**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, July 15, 2026**, at 6:00pm through Zoom.

Pursuant to Chapter 2 of the Acts of 2025, this meeting of the Zoning Board of Appeals will be conducted via remote participation. A recording of these proceedings can be found online here: [Agendas, Minutes, & More](#).

**TO USE A COMPUTER**

Link: [https://us02web.zoom.us/webinar/register/WN\\_KBXqh9qzTF2DPyF6bsVDKA](https://us02web.zoom.us/webinar/register/WN_KBXqh9qzTF2DPyF6bsVDKA)

**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:

- 6 Wheatland Street** Adam Dash, Esq. on behalf of Nelson Group Construction Corp. seeks relief from SZO 4.1.7.c, to build a primary front facade of 74.7% where 80% is the minimum per SZO 4.1.7.c in the Mid-Rise 3 (MR3) zoning district, which requires a Hardship Variance.
- 6 Wheatland Street** Adam Dash, Esq. on behalf of Nelson Group Construction Corp. seeks relief from SZO 10.3.6.a.i, to build a new three (3) story apartment building that does not meet the landscape buffer requirements in the Mid-Rise 3 (MR3) zoning district, which requires a Hardship Variance.
- 75 Myrtle Street** Cellco Partnership d/b/a Verizon Wireless proposes the installation of a building-mounted wireless communication facility in the Urban Residence (UR) zoning district which requires a Special Permit.

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](mailto:ZoningBoard@somervillema.gov).

Persons with disabilities who need auxiliary aids and services for effective communication (i.e., CART, ASL), written materials in alternative formats, or reasonable modifications in policies and procedures in order to access the programs, activities, and meetings of the City of Somerville should contact the ADA Coordinator in advance at 617-625-6600 x 2059 or [ADA@somervillema.gov](mailto:ADA@somervillema.gov).

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**PUBLIC NOTICE:** Crown Castle is proposing to install telecommunications antennas & equipment on an existing 32.3-ft light pole located at 680 Somerville AVE, Somerville, Middlesex Co, MA 02143 (42° 23' 06.6" N, 71° 06' 47.3" W). Public comments regarding potential effects from this site on historic properties may be submitted within 30-days from the date of this publication to: T. Giesen, Terracon, 930 Harvest DR, Ste 430, Blue Bell, PA 19422, 267-512-7038, or [tyler.giesen@terracon.com](mailto:tyler.giesen@terracon.com).

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**City of Somerville  
PLANNING BOARD**

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

**PUBLIC HEARING NOTICE**

The **Somerville Planning Board (PB)** will hold a virtual public hearing on **Thursday, July 16, 2026**, at 6:00pm through Zoom.

Pursuant to Chapter 2 of the Acts of 2025, this meeting of the Planning Board will be conducted via remote participation. A recording of these proceedings can be found online here: [Agendas, Minutes, & More](#).

**TO USE A COMPUTER**

Link: [https://us02web.zoom.us/webinar/register/WN\\_7VGJiF-5SjSpMSgDtPL2KA](https://us02web.zoom.us/webinar/register/WN_7VGJiF-5SjSpMSgDtPL2KA)

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

- 32-40 White Street** 32-40 White St LLC/Kinvarra Capital proposes to develop an Apartment Building in the Mid-Rise 4 (MR4) zoning district, which requires Site Plan Approval.
- 32-40 White Street** 332-40 White St LLC/Kinvarra Capital proposes to establish residential housing in the Mid-Rise 4 (MR4) zoning district, which requires a Special Permit.
- 32-40 White Street** 32-40 White St LLC/Kinvarra Capital seeks to construct a mechanical penthouse that exceeds the maximum height in the Mid-Rise 4 (MR4) zoning district, which requires a Special Permit.

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 Planning Board at the hearing or by submitting written comments by email to [PlanningBoard@somervillema.gov](mailto:PlanningBoard@somervillema.gov).

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**Legal Notice**

The following vehicles will be sold Pursuit to M.G.L. 255 S.39A  
 2009 HONDA ODYSSEY VIN# 5FNRL386X9B057653  
 2008 HYUNDA SANTA FE VIN# 5NMSG73D68H195626  
 2013 VW JETTA VIN# 3VWDP7AJ8DM379004  
 2019 VW JETTA VIN# 3VWC57BUOKM133846  
 1996 TOYOTA COROLLA VIN# 2T1BA02E8TC154058  
 2013 CHEVY SONIC VIN# 1G1JC5SH9D4111990  
 2009 SUBARU FORESTER VIN# JF2SH64699H748488  
 2015 TOYOTA COROLLA VIN# 2T1BURHE5FC416321  
 2007 HONDA PILOT VIN# 5FNYP18467B019713  
 To satisfy the debt owed to  
 Cityside Enterprises Inc.  
 617-776-6111

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**CITY OF SOMERVILLE  
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT  
IFB #26-83**

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

**West Somerville Neighborhood School Roof Replacement**

An Invitation for Bid may be obtained online at <http://www.somervillema.gov/BidExpress>, <https://www.somervillema.gov/procurement>, or PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 on or after **07/01/2026**. The Chief Procurement Officer reserves right to reject any or all bids if, in her sole judgment, the best interest of the City of Somerville would be served by so doing.

Filed Sub-Bids are due by **07/16/2026 at 3:00pm**

Sealed General Bids are due by **07/23/2026 at 3:00pm**.

A Pre-Bid Site Visit is scheduled for **7/6/2026 at 10:00 AM** at 177 Powder House Boulevard, Somerville, MA 02144

5% Bid Deposit required. Prevailing wages apply. DCAMM Certifications required.

Please email [tchukhatsang@somervillema.gov](mailto:tchukhatsang@somervillema.gov) for more information.

**Thupten Chukhatsang**  
Senior Procurement Manager  
617-625-6600 x3400

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**IN THE SUPERIOR COURT OF COBB COUNTY  
STATE OF GEORGIA**

BLUE SKY ADVANCE LLC,  
Plaintiff,  
v.

UNLOCK STAYS LLC and SHANTE DAVIS,  
Defendants.  
Civil Case No.: 26CV00923

To Unlock Stays LLC and Shante Davis, 1 College Avenue, Somerville, MA 02144, 3343 Peachtree Rd. NE. Ste. 145-1482, Atlanta, GA 30326, and 110 Stanley Oaks Place, Fayetteville, GA 30214, You are hereby notified that the above-styled action, A Complaint for Breach of Contract, Unjust Enrichment, and Attorney's Fees, seeking judgement in the amount of \$16,114.25 and \$17,200.72 was filed in the Superior Court of Cobb County, State of Georgia, on February 4, 2026, by the Plaintiff, Blue Sky Advance LLC, Service of the Summons, Complaint, and Affidavit of Damages upon you has been authorized by Order of the Court dated June 4, 2026, pursuant to O.C.G.A 9-11-4(f)(1)(A) due to Plaintiff's demonstrated inability to serve you personally after diligent efforts, You are required to file with the Clerk of the Superior Court of Cobb County, 70 Hayes Street, Marietta, Georgia 30090 and to Serve upon Plaintiff's Counsel, Melissa Barrett, Esq., M Barrett Law, 225 N. Jeff Davis Drive, Fayetteville, Georgia 30214, an Answer in writing within sixty (60) days of the date of the first publication of this notice. Failure to respond will result in a judgement by default being entered against you for the relief demanded in the Complaint.

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