

LEGAL NOTICES

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

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 **PEDRO F. JIMENEZ to CENTURY BANK AND TRUST COMPANY** dated August 19, 2013 and recorded with the Middlesex South District Registry of Deeds (the "Registry") in Book 62509, Page 503 (the "Mortgage"), of which Mortgage the undersigned (the "Mortgagee") is the present holder, for breach of the conditions of the Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 12:00 p.m. on Thursday, September 24, 2026 at the mortgaged premises located on or near Unit 12B, 12-14 Knowlton Street, Somerville, Massachusetts (the "Premises"), all and singular the premises described in the Mortgage, to wit: "Unit No. 12B of 12-14 Knowlton Street Condominium created by Master Deed dated June 6, 2006 and recorded on June 7, 2006 at the Middlesex South Registry of Deeds in Book 47583, Page 375.

The Post Office address of the Condominium is: Unit #12B, 12-14 Knowlton Street, Somerville, MA 02145.

The Unit conveyed is laid out as shown on a plan filed with said Master Deed and to which is affixed a verified statement in the form provided in G.L.C. 183A, Section 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 filed 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 33.33% and is conveyed together with and subject to easements of record, so far as same may by [sic.] in force and effect, including without limitation, an exclusion easement to use Two (2) parking spaces as designated from time to time by the Condominium Trustees.

Being all and the same premises conveyed to Pedro F. Jimenez by Deed of Cristiane Bastos date March 1, 2010 and recorded in Middlesex South District Registry of Deeds 54425, Page 575 [sic..]"

The description of the Premises contained in the Mortgage shall control in the event of a typographical error in this publication.

The Premises, together with all improvements encumbered by the Mortgage, are to be sold and conveyed subject to (i) all leases, tenancies, occupancies, mortgages, restrictions, covenants, orders of conditions, easements, outstanding tax titles, municipal or other public taxes, assessments or liens, federal and state tax liens, other liens or claims in the nature of liens and existing encumbrances recorded prior to the Mortgage and/or otherwise having priority over the Mortgage, if there be any, (ii) the conditions, covenants, restrictions, easements, limitations, terms, lien rights and provisions and charges as set forth in (a) the Master Deed of 12-14 Knowlton Street Condominiums, as amended, and (b) the Declaration of Trust of 12-14 Knowlton Streets Condominiums dated June 6, 2006 and recorded with the Registry in Book 47583, Page 388, as amended; and (iii) the terms and provisions of Massachusetts General Laws Chapter 183A, as amended.

TERMS OF SALE: A non-refundable deposit of TEN THOUSAND (\$10,000.00) DOLLARS is to be paid by certified or bank cashier's check by the purchaser at the time and place of sale, the balance to be paid by certified or bank cashier's check and deed to be taken by purchaser within thirty (30) days of the sale at the offices of Seder & Chandler, LLP, 339 Main Street, Worcester, Massachusetts, attorneys for the Mortgagee.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation on the date and at the time and place appointed for the sale and to further postpone at any adjourned sale date by public proclamation on the date and at the time and place appointed for the adjourned sale.

In the event of the failure or inability of the purchaser to perform and to purchase the Premises in accordance herewith, the Mortgagee reserves the right (but is not obligated) to accept, subject to the Memorandum of Sale, the second highest bid for the Premises, without further advertisement and without further notice to other bidders or persons. In the event that the Mortgagee offers the Premises to the second highest bidder and such person declines either to purchase the Premises at the second highest bid price or to sign the Memorandum of Sale, then the Mortgagee may elect (but is not obligated) to exercise the rights of the second highest bidder under this paragraph and to purchase the Premises at the second highest bid price, without further advertisement and without further notice to other bidders or persons.

Other terms to be announced at the time and place of sale.

EASTERN BANK, successor by merger to Century Bank and Trust Company Present holder of said Mortgage

Jennifer L. Conrad, Esq.
SEDER & CHANDLER, LLP
339 Main Street
Worcester, MA 01608
(774)243-9958
Attorneys for the Mortgagee

THE ZEKOS GROUP
P.O. Box 549
Shrewsbury, MA 01545
(508)842-9000
Auctioneer, License No. 104

9/2/26 The Somerville Times



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, September 15, 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_WzfdxgnoRGCutE2dnL0xgA

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.

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

333 Highland Avenue Applicant: Fan Wang
Owner: Fan Wang
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)

83 Wallace Street Applicant: Adam Dash & Associates
Owner: Michael Bergman & Chien Chi Huang
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. 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.

8/26/26, 9/2/26 The Somerville Times



CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
IFB #27-11

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

Inspection and Repair of Sewer Pump Station

An Invitation for Bid may be obtained online at www.bidexpress.com, <https://www.somervillema.gov/procurement>, or PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 on or after **09/02/2026**. Sealed bids will be received at above office until: **09/16/2026 3:00PM EST**. The Chief Procurement Officer reserves 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 contact Logan Carroll at Lcarroll@somervillema.gov for more information.

5% Bid Deposit required.

Logan Carroll
Procurement Manager
617-625-6600 x3407

9/2/26 The Somerville Times



CITY OF SOMERVILLE
LICENSING COMMISSION

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, September 15, 2026, at 6:00 PM**, on the following Application(s):

Application of Indoor Entertainment by Devices for Edge of Elsewhere Inc d/b/a Edge of Elsewhere at 8 Tyler Street.

Pursuant to Chapter 2 of the Acts of 2025, this meeting may be conducted via remote participation, online in a webinar hosted on the Zoom platform.

You have three ways to be heard at this meeting:

1. In person in the City Council Chamber, 2nd Floor City Hall, 93 Highland Avenue, Somerville MA 02143.
2. Virtually through the Zoom platform. Enter this link exactly as it appears into your internet browser anytime before the meeting: https://us02web.zoom.us/webinar/register/WN_z-jnZHXAQDKT1i2baH7w0A

You can also find this link on the city website's calendar. You will then be asked to register, and after registering, you will receive an email with instructions to join the webinar.

3. If you are unable to attend but wish to be heard, you may send written comments by US mail to the Executive Secretary at 93 Highland Ave., Somerville, MA 02143, or by email to licensing@somervillema.gov. Your comments must arrive no later than 12 Noon on the day of the Hearing, in order to be sure they are conveyed to the Commission.

THE PUBLIC IS INVITED TO ATTEND AND BE HEARD.

ANDREA R. TORRES, EXECUTIVE SECRETARY
LICENSING@SOMERVILLEMA.GOV

9/2/26 The Somerville Times



CITY OF SOMERVILLE
LICENSING COMMISSION

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, September 15, 2026, at 6:00 PM**, on the following Application(s):

Application of Indoor Entertainment by Performers for Goodgrain Inc d/b/a Wildgrain at 29 Properzi Way.

Pursuant to Chapter 2 of the Acts of 2025, this meeting may be conducted via remote participation, online in a webinar hosted on the Zoom platform.

You have three ways to be heard at this meeting:

1. In person in the City Council Chamber, 2nd Floor City Hall, 93 Highland Avenue, Somerville MA 02143.
2. Virtually through the Zoom platform. Enter this link exactly as it appears into your internet browser anytime before the meeting: https://us02web.zoom.us/webinar/register/WN_z-jnZHXAQDKT1i2baH7w0A

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THE PUBLIC IS INVITED TO ATTEND AND BE HEARD.

ANDREA R. TORRES, EXECUTIVE SECRETARY
LICENSING@SOMERVILLEMA.GOV

9/2/26 The Somerville Times

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CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
INVITATION FOR BIDS
IFB #27-10

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

On-Call Plumbing Services

A bid package may be obtained online at: <https://www.somervillema.gov/departments/finance/procurement-and-contracting-services> or from the City of Somerville's BidExpress page at <http://www.somervillema.gov/BidExpress> on or after: **Wednesday, September 2th, 2026**. 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, **Thursday, September 16th, 2026**. 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 contact Logan Carroll at Lcarroll@somervillema.gov for more information.

5% Bid Deposit required.

Logan Carroll
Procurement Manager
617-625-6600 x3407

9/2/26 The Somerville Times



CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
RFP # 27-12

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

Operation of Founders Memorial Ice Skating Rink

The RFP package may be obtained online at <https://www.somervillema.gov/procurement> or from the City of Somerville's BidExpress page at <http://www.somervillema.gov/BidExpress> on or after: **Tuesday, September 1st, 2026**. Sealed responses will be received at the PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 or via Bid Express until: **3:00 pm, Wednesday, September 23rd, 2026**.

The City of Somerville reserves the right to reject any or all proposals, waive any minor informality in the RFP process, and accept the proposal(s) deemed to be in the best interests of the City of Somerville.

Please email cmoriarty@somervillema.gov for more information.

Cameron Moriarty
Procurement Analyst
617-625-6600 x3403

9/2/26 The Somerville Times