

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

4/24/24, 5/1/24 The Somerville Times



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

Ihana 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

4/24/24, 5/1/24 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, May 15, 2024, 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_i3qrD0BhTfGz2s3ZtT0Nw
Webinar ID: 897 0699 0477

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:

97 Orchard Street Richard Roy seeks zoning relief from the sum of side yard setbacks for front driveway access, which requires a Hardship Variance.

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.

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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, May 16, 2024, at 6:00pm** through Zoom.

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

TO USE A COMPUTER

Link:
https://us02web.zoom.us/webinar/register/WN_d96X5Ru9Qz0QEgAtpKevj
Webinar ID: 813 4687 4400

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:

350 Assembly Row Street Retail, LLC seeks to extend the validity of a previously issued Special Permit (P&Z 21-137) in the Assembly Square Mixed-Use (ASMD) district.

17-27 Holland Street Green Soul Organics proposes to establish a Cannabis Retail Sales use in the Mid-Rise 4 zoning district, which requires a Special Permit.

290 Revolution Drive Liberty Mutual Insurance Company seeks a Major Amendment to a previously issued Special Permit (PB 2018-12) in the Assembly Square Mixed-Use (ASMD) district.

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.

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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: _____

4/17/24, 4/24/24, 5/1/24 The Somerville Times



**SOMERVILLE CITY COUNCIL
LICENSES AND PERMITS COMMITTEE
PUBLIC HEARING**

There will be a Public Hearing before the City Council's **Committee on Licenses and Permits** on **Wednesday, March 8, 2024 at 6:00 PM**, on a petition for a New Used Car License.

New Garage License, Mercedes Benz of Boston, 161 Linwood St, 0 vehicles inside, 25 vehicles outside for mechanical repairs, auto body work, and spray painting, Mon-Fri: 8am-6pm, Sat: 8am-2pm, Sun: closed.

This meeting will be held by remote participation, using the Zoom Webinar platform.

You have two ways to be heard at this meeting:

1. To attend and be heard, enter the link exactly as it appears below into your internet browser. You will then be asked to register for the meeting.
https://us02web.zoom.us/webinar/register/WN_pN6XDE7gQw0nZMNHwzNDbw
2. If you are unable to attend but wish to be heard, you may email your comments to publiccomments@somervillema.gov, or send them by US mail to the City Clerk, 93 Highland Avenue, Somerville, MA, 02143. 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 Council.

THE PUBLIC IS INVITED TO ATTEND AND BE HEARD.

KIMBERLY M. WELLS
CITY CLERK

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**CITY OF SOMERVILLE
PROCUREMENT & CONTRACTING SERVICES DEPARTMENT
IFB # 24-71**

The City of Somerville, through the Procurement & Contract Services Department invites sealed bids for:

Citywide Holiday Plants and Flowers

An Invitation for Bid (IFB) 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: **Wednesday, May 1, 2024**. Sealed bids 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, May 16, 2024**. The Chief Procurement Officer reserves the 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.

Please email Felisa Garate at fgarate@somervillema.gov for more information.

Felisa Garate
Procurement Analyst
617-625-6600 x3406

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**CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
INVITATION FOR BIDS
IFB #24-72**

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

DPW Boiler 1 Condensate Return Line 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, May 1st, 2024**. Sealed responses will be received at the PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 or via Bid Express until: **2:30 pm, Thursday, May 16th, 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.

Interested bidders are encouraged to attend a Prebid walk at **1pm on 5/7/2024** (see bid package for details).

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

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

5/1/24 The Somerville Times



**CITY OF SOMERVILLE
PROCUREMENT & CONTRACTING SERVICES DEPARTMENT
IFB # 24-73**

The City of Somerville, through the Procurement & Contract Services Department invites sealed bids for:

On-call Fence & Gate Repairs and Installation

An Invitation for Bid (IFB) 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: **Wednesday, May 1, 2024**. Sealed bids will be received at the PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 or via Bid Express until: **12:00 pm, Friday, May 17, 2024**. The Chief Procurement Officer reserves the 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.

Please email Felisa Garate at fgarate@somervillema.gov for more information.

**Felisa Garate
Procurement Analyst
617-625-6600 x3406**

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**CITY OF SOMERVILLE
PROCUREMENT & CONTRACTING SERVICES DEPARTMENT
RFQ # 24-69**

Owner's Project Manager (OPM) Services for SFD Master Plan

The City of Somerville is seeking an owner's project manager (OPM) to oversee the design, construction and related tasks associated with the implementation of the SFD Master Plan stations. Qualified OPM firms will meet the requirements outlined in M.G.L. c. 149, § 44A½ and as outlined in the RFQ available on the City's website as of **May 1, 2024** at: <https://www.somervillema.gov/departments/finance/procurement-and-contracting-services> and at <https://www.bidexpress.com/businesses/33100/home>.

Prospective OPM firms are encouraged to attend a virtual briefing session on **5/8/2024 at 3:00 p.m.** Parties intending to submit offers must email fgarate@somervillema.gov stating that they want to be added to the prospective bidders list and to register for the briefing session. The deadline for submission of Statements of Qualifications (SOQ) is **May 24th, 2024 at 12:00 p.m.**

**Felisa Garate
Procurement Analyst
617-625-6600 x3406**

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