

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 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, 5/8/24 The Somerville Times



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_d96X5Ru9Qz0QEGAtlpKevg
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.

5/1/24, 5/8/24 The Somerville Times



CITY OF SOMERVILLE
PROCUREMENT & CONTRACTING SERVICES DEPARTMENT
REQUEST FOR PROPOSALS
RFP#24-77

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

Virtual Reality for Older Adults

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: **Wednesday, May 8th, 2024**. Sealed proposals will be received at the PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 or via Bid Express until: **2:30 PM, Wednesday, May 22nd, 2024**.

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

Please email tchukhatsang@somervillema.gov for more information.

Thupten Chukhatsang
Senior Procurement Manager
617-625-6600 x3400

5/8/24 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_i3grD0BhTfGiZ2s3ZtT0Nw
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.

5/1/24, 5/8/24 The Somerville Times



NOTICE OF A PUBLIC HEARING

Removal of Public Shade Trees

City of Somerville

Pursuant to M.G.L. Chapter 87, the City of Somerville will hold a **virtual public shade tree hearing on Thursday, May 16, 2024 at 12:00 p.m.** using Zoom software to consider the removal of the following public shade tree(s):

- **217 Somerville Avenue on Rossmore Street**
1. Two Callery pears- 10" in diameter, fair condition

Trees are proposed for removal as part of a Somerville Public Space and Urban Forestry (PSUF) park project. Both trees will be removed and replaced.

The trees identified above have been posted for public inspection. In accordance with M.G.L. Chapter 87, any objections to the removal of any of these trees must be submitted in writing to the Tree Warden prior to or at this public hearing. Documents may be sent via email to: trees@somervillema.gov, or mailed to: 1 Franey Rd., Somerville, MA, 02145.

Pursuant to Chapter 2 of the Acts of 2023, this Public Shade Tree Hearing will be conducted via remote participation. A recording of this hearing will be available upon request to trees@somervillema.gov.

TO USE A COMPUTER

Registration URL: <https://tinyurl.com/mr364jhj>
Webinar ID: 814 2410 4857

TO JOIN VIA AUDIO

US +1 305 224 1968 or +1 309 205 3325

5/8/24 The Somerville Times

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**SOMERVILLE CITY COUNCIL
EQUITY, GENDER, SENIORS, FAMILIES,
AND VULNERABLE POPULATIONS
PUBLIC HEARING**

There will be a Public Hearing before the City Council's **Committee on Equity, Gender, Seniors, Families, and Vulnerable Populations** on **Wednesday, May 15, 2023, at 6:30 PM**, regarding the following order:

How increases in water and sewer rates are affecting Somerville residents.

This meeting will be held in the City Council Chamber, on the 2nd Floor of City Hall, and by remote participation, using 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.
2. 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_HjYINim_RG62H21wtDiyCA
3. 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

5/8/24 The Somerville Times



**CITY OF SOMERVILLE
PROCUREMENT AND CONTRACTING SERVICES DEPARTMENT
INVITATION FOR BIDS
IFB #24-76**

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

City Tree Pruning and Removal

A bid 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: **Wednesday, May 8, 2024**. Sealed responses will be received at the PCS Department, Somerville City Hall, 93 Highland Ave., Somerville, MA, 02143 or via Bid Express until: **Thursday, May 22, 2024 at 3:00pm**.

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.

Prevailing wage rates apply. 5% bid deposit required.

Please email Jordan Remy at jremy@somervillema.gov for more information.

Jordan T. Remy
Senior Procurement Manager
617-625-6600 x3409

5/8/24 The Somerville Times



**CITY OF SOMERVILLE
PROCUREMENT & CONTRACTING SERVICES DEPARTMENT
INVITATION FOR BIDS
IFB 24-74**

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

Summer Meals

The IFB 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: **Monday, May 6, 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, Wednesday, May 22, 2024**.

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

Please email jremy@somervillema.gov for more information.

Jordan T. Remy
Senior Procurement Manager
617-625-6600 x3409

5/8/24 The Somerville Times



**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s):
Application of Entertainment by Devices Outdoors for La Cosecha Corp d/b/a La Cosecha at 85 Broadway.

Pursuant to Chapter 2 of the Acts of 2023, 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_KveyuAsTQ5SJKog-q02PTQ#/registration

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

5/8/24 The Somerville Times



**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s):
Application of Alteration of Premises Indoors for Crave & Co Inc d/b/a Crave & Co Cafe at 198 Holland St.

Pursuant to Chapter 2 of the Acts of 2023, 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.
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5/8/24 The Somerville Times



**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s):
Application of All Forms Alcohol License, Entertainment by Devices Indoors, and Sunday Hours for Foodydy's Kitchen LLC d/b/a FoodDy's Kitchen, 235 Holland St.

Pursuant to Chapter 2 of the Acts of 2023, 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.
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**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s): Application of Alteration of Premises, Outdoor Parklet Patio Seating for Rei da Picanha & Events Inc d/b/a Rei da Picanha at 129 Broadway.

Pursuant to Chapter 2 of the Acts of 2023, 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/join/9JmKc9Zkz9>

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.

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[LICENSING@SOMERVILLEMA.GOV](mailto:licensing@somervillema.gov)

5/8/24 The Somerville Times



**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s): Application of Change of Officers and Transfer of Stock for New Reliable Market Inc d/b/a Reliable Market at 45 Union Sq.

Pursuant to Chapter 2 of the Acts of 2023, 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/join/9JmKc9Zkz9>

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.

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5/8/24 The Somerville Times



**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s): Application of Alteration of Premises, Outdoor Public Sidewalk Seating for Rincon Mexicano Inc d/b/a Rincon Mexicano at 99 Broadway.

Pursuant to Chapter 2 of the Acts of 2023, 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/join/9JmKc9Zkz9>

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**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s): Application of All Forms Alcohol License, Entertainment by Performers Indoors, Sunday Hours and Outdoor Public Parklet Seating for Hot Tomatoes 77 Bow Street LLC d/b/a Hot Tomatoes at 77 Bow Street.

Pursuant to Chapter 2 of the Acts of 2023, 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/join/9JmKc9Zkz9>

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**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s): Application of Transfer of an All Forms Alcohol License, Common Victualer, Entertainment by Devices Indoors and Outdoors and Performers Indoors, Private Outdoor Patio, and Pledge of License for GCTFF LLC d/b/a Tall Order at 70 Beacon Street.

Pursuant to Chapter 2 of the Acts of 2023, 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/join/9JmKc9Zkz9>

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**CITY OF SOMERVILLE
LICENSING COMMISSION**

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s): Application of All Forms Alcohol License, Common Victualer, Entertainment by Devices Indoors, Sunday Hours, Outdoor Public Sidewalk Seating, and Outdoor Private Seating for Soundsouth Somerville LLC d/b/a Soundbites at 704 Broadway.

Pursuant to Chapter 2 of the Acts of 2023, 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/join/9JmKc9Zkz9>

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CITY OF SOMERVILLE LICENSING COMMISSION

There will be a Public Hearing before the **Licensing Commission** on **Tuesday, May 21, 2024, at 6:00 PM**, on the following Application(s):
Application of All Forms Alcohol License and Common Victualer for MKCD LLC d/b/a Novel at 1153 Broadway.

Pursuant to Chapter 2 of the Acts of 2023, 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:
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