

Legal Notices

Section 00 11 13
ADVERTISEMENT TO BID
MGL c.149 Over \$150K

The CANTON HOUSING AUTHORITY, the Awarding Authority, invites sealed bids from Contractors for the Federal Pacific Electrical Panel Replacement at State Aided Development: Julius Rubin Court (667-2) in Canton, Massachusetts, in accordance with the documents prepared by JOHN MURPHY JR. ELECTRICAL CONSTRUCTION & ENGINEERING, INC..

The Project consists of but not limited to:
Replacement of existing Federal Pacific tenant panels with all the apartments within Julius Rubin Court.

The work is estimated to cost \$635,373.00.

All bidding Requests for Information (RFIs) shall be submitted online by 02/27/2025 at 4:00PM EST for general bids.

Bids are subject to M.G.L. c.149 §44A-J & to minimum wage rates as required by M.G.L. c.149 §26 to 27H inclusive.

THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED. Please review the instructions in the bid documents on how to register as an electronic bidder. All Bids shall be submitted online at biddocs.com and received no later than the date and time specified.

General bidders must be certified by the Division of Capital Asset Management and Maintenance (DCAMM) in the following category of work, Electrical, and must submit a current DCAMM Certificate of Eligibility and signed DCAMM Prime/General Contractor Update Statement.

General Bids will be received until 04 March 2025 at 10:00AM EST and publicly opened online, forthwith.

REQUEST FOR PROPOSALS
PAUL REVERE
HERITAGE PARK
GROUNDS MAINTENANCE

The Town of Canton Parks & Recreation Department is issuing this Request for Proposals for the maintenance of the Paul Revere Heritage Park located at 96 Revere Street in Canton from April 1, 2025 thru November 28, 2025.

The RFP will be available beginning on February 17, 2025. A copy of the RFP and related documents may be obtained from the Recreation Director's Office by emailing Tyler Radicioni at tradicioni@town.canton.ma.us.

Filed Sub-bids for the trades listed below will be received until NULL at NULL and publicly opened online, forthwith.

Filed sub-bidders must be DCAMM certified for the trades listed below and bidders must include a current DCAMM Sub-Bidder Certificate of Eligibility and a signed DCAMM Sub-Bidder's Update Statement.

TRADES – NONE

General bids and sub-bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (including all alternates) and made payable to

the CANTON HOUSING AUTHORITY. Note: A bid deposit is not required for Projects advertised under \$50,000.

Bid Forms and Contract Documents will be available for review at biddocs.com (may be viewed and downloaded electronically at no cost).

General bidders must agree to contract with minority and women business enterprises as certified by the Supplier Diversity Office (SDO), formerly known as SOMWA. The combined participation benchmark reserved for such enterprises shall not be less than 13% of the final contract price including accepted alternates. Request for waivers must be sent to EOHLC (shanyan.li@mass.gov) 5 calendar days prior to the General Bid date. NO WAIVERS WILL BE GRANTED AFTER THE GENERAL BIDS ARE OPENED.

PRE-BID CONFERENCE / SITE VISIT: Scheduled
Date and Time: 02/24/2025 at 1:00PM EST Address: Julius Rubin Court, Canton, MA 02021 Instructions: None

The hard copy Contract Documents may be seen at:
Nashoba Blue Inc.
433 Main Street
Hudson, MA 01749
978-568-1167

Proposals must be delivered to the Finance Director's Office located at 801 Washington Street, Room 107, Canton MA 02021 on or before noon on March 14, 2025. Price and Non-Price Proposals must be separately sealed and labeled. Proposals submitted via email or facsimile will not be accepted.

The Town of Canton, in its sole option, will have the right to renew this contract for successive one-year terms for a total of up to six years. The Town reserves the right to accept or reject, in whole or in part, any or all proposals or take whatever other action may be deemed necessary to be in the best interest of the Town.

SHERIFF'S SALE
COMMONWEALTH OF
MASSACHUSETTS
Norfolk, SS

By virtue of Execution #2282CV01114 issued by the Norfolk Superior Court, wherein, Or Pur Driving School, LLC is named Judgment Creditor(s) and Adeyemi James Adegboyega is named Judgment Debtor(s), on Tuesday the fourteenth day of January in the year 2025, having levied upon seized and taken all the right, title and interest in and to the lands in the Town of Canton hereinafter described in Norfolk County Registry of Deeds Land Court Division Doc: 1,547,250 Certificate: 207479 as follows:

+That certain parcel of land situated in Canton, in the County of Norfolk and said Commonwealth (known and numbered as 888 Turnpike Street, Canton, Norfolk County, Massachusetts) as more particularly described as follows:

Said parcel is shown as Lot A (excepting fee in Turnpike Street) on a plan drawn by Hayward & Hayward. Surveyors, dated April 10, 1945, as modified and approved by the Land Court, filed in the Land Registration Office as No. 19449A, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 34425, Book: 173.

There is excepted and excluded from the operation of said Certificate so much of said Lot A as is included within the limits of the following: Lot C plan filed with Certificate No. 40911

There is also excepted and excluded from the operation of said Certificate and from this conveyance

TOWN OF CANTON
ZONING BOARD OF APPEALS

On Petition of Brian and Angela Fuller; Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws to create a buildable lot for a future single-family dwelling in a Single Residence 'B' district located at 3 Pecunit Street, Canton, Massachusetts (Map/Lot 064_006).

A Public Hearing will be held on Thursday, March 13, 2025 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals
Gregory L. Pando
Chairman
14-25-SP-V

TOWN OF CANTON
ZONING BOARD OF APPEALS

On Petition of Rosemont Design, LLC/Martin Gambichler; Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws for dimensional relief to construct an addition to a pre-existing non-conforming single-family dwelling in a Single Residence 'C' district located at 6 Old Randolph Street, Canton,

Lot B as shown on said plan No. 19449A.

There is appurtenant to said Lot A the right of way as set forth in Document No. 139165 and shown on plan filed with said Document.

Subject to easements, restrictions and encumbrances of record insofar as now in force and applicable. 00

On March 11, 2025 at 1:00 PM at the Deputy Sheriff's Office located at 1255 Hancock Street, Quincy, MA 02169 I will sell said right, title and interest at public auction, for certified bank check or money order, to the highest bidder, together with all costs and fees thereon. Said sale of land subject to any and all encumbrances of record.

NOTICE REGARDING ON-SITE SEWAGE DISPOSAL SYSTEMS

You are hereby notified that Massachusetts Regulations (Title 5 Regulations) require an inspection of on-site sewage disposal systems when there is a transfer of title to real estate. Any purchaser or transferee of real estate served by an on-site sewage disposal system is obligated to inspect, and if necessary, to upgrade a system in accordance with the provisions of Code of Massachusetts Regulations (CMR). You are hereby referred to 310 CMR 15.300-15.305 for time periods to do so and other requirements.

The office of the Deputy Sheriff has no information about whether the real estate in question is served by an on-site sewage disposal system.

Anita T. Aldoupolis
Deputy Sheriff

Massachusetts (Map/Lot 079_022).

A Public Hearing will be held on Thursday, March 13, 2025 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals
Gregory L. Pando
Chairman
15-25-ENCB-SP-V

TOWN OF CANTON
ZONING BOARD OF APPEALS

On Petition of Canton Youth Lacrosse/Town of Canton; Modification of Site Plan Approval, Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws to install a 47' wide x 10' high sports wall board on property in a Single Residence 'B' district located at 900 Washington Street, Canton, Massachusetts (Map/Lot 027_161).

A Public Hearing will be held on Thursday, March 13, 2025 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals
Gregory L. Pando
Chairman
16-25-Mod SPA-SP-V

NOTICE OF MORTGAGEE'S
SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Daniel Mullin and Michelle Mullin to NE Moves Mortgage, LLC, dated August 7, 2015, recorded with Norfolk County Registry of Deeds in Book 33382, Page 149, as affected by Corporate Assignment of Mortgage dated March 29, 2019, given by PHH Home Loans, LLC, successor by merger to NE Moves Mortgage, LLC, to Dedham Institution for Savings, recorded with Norfolk County Registry of Deeds in Book 36700, Page 514, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 AM on March 18, 2025, at 2061 Washington Street, Canton, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:
The land with the improvements there on in Canton, Norfolk County, Massachusetts, known and numbered 2061-2061A Washington Street, shown as Lot 4 on a plan entitled "Plan of Land in Canton, Mass. (Norfolk County)" dated October 25, 1988, made by Malcolm N. Johnson Co., Inc. Professional Land Surveyors and Professional Civil Engineers, said plan being recorded with Norfolk Deeds as No. 1316 of 1988 in Plan Book 375.

Lot 4 contains 15,274 square feet according to said plan.

The above-described premises are conveyed subject to and with the benefit of, as the case may be, all rights, easements, covenants, restrictions, agreements, conditions, encumbrances and other matters of record appertaining thereto, if any, insofar as the same may now be in force and applicable.

For title reference see Deed dated July 29, 2015, and recorded with the Norfolk County Registry of Deeds in Book 33382, Page 146.

These premises will 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 other public taxes, assessments, liens or claims in the nature of liens, 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.

TERMS OF SALE:
A deposit of Ten Thousand (\$10,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance of the purchase price is to be paid by certified or bank check at Perry Krumsiek LLP, One Boston Place, Suite 2600, Boston, Massachusetts 02108, within thirty (30) days from the date of the sale. Purchaser will be required to sign a Memorandum of Sale at time and place of sale stipulating these and other terms of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price.

The undersigned holder of the mortgage reserves the right to reject any and all bids for the premises and to postpone the foreclosure sale from time to time to such subsequent date or dates as such holder deems necessary or appropriate. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale.

DEDHAM INSTITUTION FOR SAVINGS

Present holder of said mortgage
By its attorneys
Perry Krumsiek LLP
One Boston Place, Suite 2600
Boston, MA 02108
(617) 720-4300

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