# Sudbury Pines Extended Care, Inc. Application #SPEC-23051912-AM

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## LOCALIQ

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MARIAH VERHAGEN **Notary Public** State of Wisconsin

LONG TERM CARE **FACILITY PROJECT** 

LEGAL NOTICE

**Sudbury Pines Extended Care Public Announcement** 

Concerning a Proposed Long-Term Care Facility

Project

**Sudbury Pines Extend Care Facility** (the "Applicant") intends to file an application with the Massachusetts Department of Public Health for a Significant Change ("Application") to amend the Applicant's previously issued Determination of Need ("DON") Project No 4-1523 to increase in its approved Maximum Capital Expenditure of \$2,750,000 (April 2010 dollars) adjusted to \$7,037,407.03(March 2023 dollars) to account for unforeseen costs associated with installing a waste water treatment plant that will service the Applicants 92-bed skilled nursing facility that the Applicant could not account for when the DON was originally approved during a state of emergency. The Applicant does not anticipate any price or service impacts on its patient panel as a result of the Applica-tion.

> AD# 8804419 AD# DN: 5/12/2023

### **Sudbury Pines Extended Care**

# Public Announcement Concerning a Proposed Long-Term Care Facility Project

Sudbury Pines Extend Care Facility (the "Applicant") intends to file an application with the Massachusetts Department of Public Health for a Significant Change ("Application") to amend the Applicant's previously issued Determination of Need ("DON") Project No 4-1523 to increase in its approved Maximum Capital Expenditure of \$2,750,000 (April 2010 dollars) adjusted to \$7,037,407.03 (March 2023 dollars) to account for unforeseen costs associated with installing a waste water treatment plant that will service the Applicants 92-bed skilled nursing facility that the Applicant could not account for when the DoN was originally approved during a state of emergency. The Applicant does not anticipate any price or service impacts on its patient panel as a result of the Application.

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BID/ DRINKING WATER CHEMICALS LEGAL NOTICE Invitation for Bids (IFB) TOWN OF FRANKLIN

AD# 8809561 DN: 5/12/2023

TOWN OF NATICA
The Select Board of the
Town of Natick will hold a
public hearing on the Fiscal
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AD# 8807472 DN: 5/12/2023 GLENSIDE DR LEGAL NOTICE NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

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Martagae Electronic Regis-tratifan Systems, Inc., as martagaee, as nominee for Envoy Martagae, LTD, Its successors and assigns to Specialized Loan Servicing LLC, recorded on December 4, 2025, in Book No. 63898, at Page 278

Page 278
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Subject to and with the bene-fits of cosements and restric-tions as shown on the subdi-vision plan recorded at Worcester Deeds in Plan Book 860, Plan 16.

The Crantees and their successors and assigns in this shall have the obligation to maintain, repair or replace the submersible grinder pump station on the premises so as to keep in it good working order.

For mortgagor's(s) title see deed recorded with Worces-ter County (Worcester District) Registry of Deeds in Book 5985s, Page 181.

Justice Registry of Deeds in Sock 1986. Open 88.

These premises will be sold with the benefit of all rights, rights of wear, restrictions are claims in the notion of liers, improvements, qualifications, and the sold restriction of the sold restr

TERMS OF SALE:

A deposit of Five Thousand
(15,00,00) Dollors by certified
(15,00) D

Other terms, if any, to be announced at the sale. SPECIALIZED LOAN SERVICING LLC Present holder of said mort-gage LOAN

By its Attorneys, HARMON LAW OFFICES,

IIOGAN, JR. ESTATE
LEGAL NOTICE
Commonwealth of
Massochusetts
Trial Court
Proble and Family Court
Net annily Court
35 Showmut Road
Canton, MA 62021
(781) 850-1200
Docket No. NO2P2182EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: John Richard

Date of Death: 06/25/2022 Date of Dedni: 0x2xxxxx

A Patition for SIA - Formal Probate of Will with Appointment of Personal Appointment of Personal Field by Christine A, Marks of Medway MA requesting that the Court enter a formal Decree and Order and for such other rated as requested in the Ecition of Section 1.

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UNLY DEVISED
ADMINISTRATION
UNDER THE
MASSACHUSETTS
UN FORM PROBATE
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Date: April 26, 2023

WITNESS, Hon. Patricla German, First Justice of this Court. Calleen M Brierley Register of Probate

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\*\*Order of a sorvice or derived or Date: April 20, 2023 Colleen M. Brierley Register of Probate AD# 8783696 DN: 5/12/2023

1 EAST MAIN ST, MILFORD

MORTGAGE'S SALE OF

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2. Copy of Documents Related to Approved DoN



DEVALL. PATRICK
GOVERNOR

TIMOTHY P. MURRAY
LIEUTENANT GOVERNOR

JUDYANN BIGBY, MD
SECRETARY

JOHN AUERBACH
COMMISSIONER

# The Commonwealth of Massachusetts Executive Office of Health and Human Services Department of Public Health Determination of Need Program 99 Chauncy Street, 2nd Floor, Boston, MA 02111 (617) 753-7340 FAX (617) 753-7349

June 7, 2010

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Roberta C. Henderson, Administrator Sudbury Pines Extended Care 642 Boston Post Road Sudbury, MA 01776

NOTICE OF DETERMINATION OF NEED PROJECT NO. 4-1523 (Substantial Renovation of Existing Facility)

Dear Ms. Henderson:

This is to notify you that pursuant to M.G.L. c. 111, s.25C and the regulations adopted thereunder, including the provisions of I05 CMR I 00.504, I hereby <u>approve</u> the emergency Determination of Need application filed by Sudbury Pines Extended Care Facility, Inc. ("SPEC"). The application as approved provides for substantial renovation of the existing 92-bed long term care facility located at 642 Boston Post Road in Sudbury.

The project was filed as an emergency application on April 26,20I0, as the result of extensive flooding of the facility by torrential rains on March 23 and March 29,2010. As a result, SPEC reports that the water reached up to eight inches on the entire ground floor, and the lower level containing the all the administrative offices, medical records, HVAC, electrical, food storage, nursing supply, housekeeping/laundry, alarms and other functions of the facility was completely evacuated on April 2,20IO. SPEC further reports that because of the efforts of a crew of staff working around the clock, the facility did not lose heat or power and no actual patients had to be evacuated. However, given the potential for aerosolized mold to spread throughout the entire facility, SPEC reports that a contractor specializing in mold abatement started to immediately demolish the facility's lower level walls and remove the floor on April 3, 2010, while the space was still flooding and wet.

SPEC further reports that the project involves a number of activities necessary to return the facility's lower level to a habitable space and make the building and land compliant with regulatory concerns. SPEC engineers and contractors report that these activities include environmental remediation and substantial renovation to replace and repair the facility's existing mechanical and septic systems, including the HVAC, electrical service, telephone, water, landscaping, and repair the existing parking lot, outside resident areas and storage. The total

gross square feet ("GSF") for the project is estimated to be 12,000 GSF. The preliminary estimated maximum capital expenditure ("MCE") is \$2,750,000 (April 2010 dollars), which is anticipated to be financed through insurance proceeds and disaster assistance from federal and state sources, including FEMA and Small Business Administration funding. However, SPEC reports that it is currently unclear asto the final allocation of the project's financing, as estimates from the sources indicated above have not been finalized. SPEC also reports that the federal government has declared the area (Middlesex County) encompassing the facility to be a Federal Disaster Area.

The application satisfies the requirements as listed at 105 CMR 100.333-100.334 of the Determination of Need regulations. The application has identified the applicant, the nature of the emergency, and the nature, scope, location and cost of the project.

This Determination is effective upon receipt of this Notice.

Sincerely

John Auerbach Commissioner

JA/JG/jp

cc: Michael Grenier, DHCFP
Teri Yannetti, OMA
Sherman Lohnes, DHCQ
Daniel Gent, DHCQ
Public File
Decision Letter File
MIS

#### Articles of Organization 3.

 $\label{lem:available at: https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchFormList.aspx?sysvalue=udpRRw \\ \underline{Fe838Z76AxHjag4w--}$ 

4. Affidavit of Truthfulness & Compliance



#### Massachusetts Department of Public Health Determination of Need Affidavit of Truthfulness and Compliance with Law and Disclosure Form 100.405(B)

**Instructions:** Complete Information below. When complete check the box "This document is ready to print:". This will date stamp and lock the form. Print Form. Each person must sign and date the form. When all signatures have been collected, scan the document and

Version: 7-6-17

e-mail to: dph.don@state.ma.us Include all attachments as requested.

Application Number: SPEC-23051912-AM Original Application Date: 04/26/2010

Applicant Name: Sudbury Pines Extended Care Facility

Application Type: Amendment Significant

Applicant's Business Type: © Corporation C Limited Partnership C Partnership C Trust C LLC C Other Is the Applicant the sole member or sole shareholder of the Health Facility(ies) that are the subject of this Application? C Yes C No

Corporation:

Attach a copy of Articles of Organization/Incorporation, as amended Roberta Henderson Signature: Date

Roberta Henderson Part C Learn Signature: Date

This document is ready to print: Date/time Stamp: 05/24/2023 5:19 pm