

(SEAL)

COMMONWEALTH OF MASSACHUSETTS
SHERIFF'S SALE

MIDDLESEX, SS.

Taken on execution and will be sold by public auction on the 18th day of January, 2018 at 10:00 o'clock, am, at the Sheriffs Office at 271 Cambridge Street, Cambridge, Massachusetts, in the County of Middlesex, all the right, title and interest that said Danny Wong aka Danny F. Wong of 14 Dellbrook Road, Weston, in the County of Middlesex had (not exempt by law from levy on execution or from attachment) on the 16th day of November, 2017, being the time when the same was seized on execution, in and to the following described real estate, to wit: **14 Dellbrook Road, Weston, MA 02493, Book #50976, Page #201**

The land and buildings thereon on Dellbrook Road in Weston, Middlesex County, Massachusetts known as 14 Dellbrook Road and more particularly described as follows:

The parcel of land situated in said Weston on the Northwesternly side of Meadowbrook Road and extending Northeastly through to Dellbrook Road, shown on a "Plan of Land in Weston, Mass., Scale 1 in. = 60 ft., Charles H. Stimpston, Jr. Civil Engineer, Weston, June 6, 1950, Revised Dec. 6, 1950, Revised Jan. 23, 1951", recorded with Middlesex South District Registry of Deeds, Book 7730, Page 531, marked thereon "Weston Real Estate Trust" and bounded and described as follows:

Beginning at the Southwesterly corner of said parcel at a point in the Northeastly side line of Meadowbrook Road, at the Southeasterly corner of Parcel F on said plan;

RUNNING in a general Easterly direction, by the Northerly side line of Meadowbrook Road, by two curved lines, the first having a radius of 456.08 feet, one hundred six (106) feet and the second having a radius of 495.86 feet, one hundred ninety-six and 87/100 (196.87) feet, to land marked "Weston Golf Club" on said plan;

THENCE turning and running by said Golf Club land the three following courses and distances:

*N 12° 45' 10" E two hundred seventeen and 30/100 (217.30) feet to a stone bound;
N 1° 13' 50" W one hundred fifty-eight and 98/100 (158.98) feet to a stone bound; and
N 6° 52' 30" W two hundred fifteen and 87/100 (215.87) feet to the southerly side line on Dellbrook Road*

THENCE turning and running by said side line the four following courses and distances:

*S 71° 59' 30" W sixty-four and 37/100 (64.37) feet;
Southwesterly again, by a curved line having a radius of twenty-five and 74/100 (25.74) feet, forty and 34/100 (40.34) feet;
S 18° 0' 30" twenty-five and 25/100 (25.25) feet; and
S 71° 59' 30" W twenty (20) feet to said Parcel F;*

THENCE turning and running by said Parcel F the two following courses and distances:

*S 35° 49' 10" E forty-six (46) feet; and
S 33° 58' 0" W four hundred twenty-three and 30/100 (423.30) feet to the point of beginning.*

Estimated to contain about 2.28 acres. No part of the fee or soil of said Meadowbrook Road or said Dellbrook Road is hereby conveyed.

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NEWTON CITY CLERK
2017 NOV 21 PM 12:23
DAVID A. OLSON
CMC
NEWTON, MA 02459

The above described parcel is subject to and has the benefit of a Grant of Easements dated June 2, 1987, recorded in said Deeds in Book 18207, Page 69.

For Grantor's title, see Deed of J.R. Fennell Limited Partnership dated March 28, 2006, and recorded in said Deeds in Book 47224, Page 369.

Terms of Sale: \$5,000.00 Cashier's Check

Barbara Maloney
Middlesex Deputy Sheriff
978-452-3221

EXECUTION

DOCKET NUMBER

200951CV000152

Trial Court of Massachusetts
District Court Department



CASE NAME TRACEY BECKER D/B/A TRACEY BECKER INTERIORS vs. DANNY WONG A/K/A DANNY F. WONG

JUDGMENT CREDITOR(S) IN WHOSE FAVOR EXECUTION IS ISSUED
P01 TRACEY BECKER D/B/A TRACEY BECKER INTERIORS

CURRENT COURT
Waltham District Court
38 Linden Street
Waltham, MA 02454-6197
(781) 894-4500

JUDGMENT CREDITOR (OR CREDITOR'S ATTORNEY) WHO MUST ARRANGE SERVICE OF EXECUTION
P01 KENNETH J. MCDONNELL
LAW OFFICES OF KENNETH J. MCDONNELL
P.O. BOX 447
BOYLSTON, MA 01505

FURTHER ORDERS OF THE COURT

A TRUE COPY ATTEST

JUDGMENT DEBTOR AGAINST WHOM EXECUTION IS ISSUED
D01 DANNY WONG A/K/A DANNY F. WONG
14 DELLBROOK RD.
WESTON, MA 02493

TO THE SHERIFFS OF THE SEVERAL COUNTIES OR THEIR DEPUTIES, OR (SUBJECT TO THE LIMITATIONS OF G.L. c. 41 § 92) ANY CONSTABLE OF ANY CITY OR TOWN WITHIN THE COMMONWEALTH:

The judgment creditor(s) named above has recovered judgment against the judgment debtor named above in the amount shown below.

WE COMMAND YOU, therefore, from out of the value of any real or personal property of such judgment debtor found within your territorial jurisdiction, to cause payment to be made to the judgment creditor(s) in the amount of the "Execution Total" shown below, plus additional postjudgment interest as provided by G.L. c. 235 § 8 on the "Judgment Total" shown below, commencing from the "Date Execution Issued" shown below at the "Annual Postjudgment Interest Rate" shown below, and to collect your own fees, as provided by law. This Writ of Execution is valid for twenty years from the "Date Judgment Entered" shown below. It must be returned to the court, along with your return of service, within ten days after this judgment has been satisfied or discharged, or after twenty years if this judgment remains unsatisfied or undischarged.

RECEIVED
NEWTON COUNTY CLERK
2009 NOV 21 PM 12:33
DAVID A. O'NEILL, CLERK
NEWTON, MA 02459

1. Judgment Total	\$25,012.73
2. Date Judgment Entered	06/12/2009
3. Date Execution Issued	06/30/2009
4. Number of Days from Judgment to Execution (Line 3 - Line 2)	18
5. Annual Postjudgment Interest Rate of 12.00% / 365 = Daily Interest Rate	0.032877%
6. Postjudgment Interest from Judgment to Execution (Lines 1x4x5)	\$148.02
7. Postjudgment Costs (if any)	\$0.00
8. Credits (if any)	\$0.00
9. EXECUTION TOTAL (Lines 1 + 6 + 7, minus Line 8)	\$25,160.75

LEVYING OFFICER: (a) Add daily interest from date execution issued.
(b) Add your fees as provided by law:

TESTE OF FIRST JUSTICE WITNESS: Hon. Gregory C. Flynn	DATE EXECUTION ISSUED 06/30/2009	CLERK-MAGISTRATE/ASST. CLERK X
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