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Kingsgate Batch #50

September 30, 2022

VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: All people listed on the attached

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Fairfield Williamsburg at Kingsgate, Tax Map No. D15A-1856-4318 (619 Georgetown Crescent, York County, Virginia)*, is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

You are instructed to act accordingly.



Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Fairfield Williamsburg at Kingsgate
Tax Map No. D15A-1856-4318

Batch #50

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien dated July 19, 2022, and recorded on August 5, 2022, in the Clerk's Office, Circuit Court, York County-Poquoson, Virginia as instrument number 220013708 (the "Memorandum") executed by Fairfield Kingsgate Property Owners Association, Inc., (the "Association"), as beneficiary, to Philip W. Richardson, Trustee and/or Daniel C. Zickefoose, Trustee to perfect certain liens of Time-Share Owners at Fairfield Williamsburg at Kingsgate located at 619 Georgetown Crescent, Williamsburg (York County), Virginia, (the "Project") for unpaid Maintenance Fees, Assessments, special assessments and related charges and costs and default having been made in the payment of the debt secured, and at the request of the Association, as beneficiary under said Memorandum, the undersigned, having been duly appointed Trustee in such Memorandum, has declared all the debts and obligations secured by the Memorandum due and payable and will offer for sale at public auction to the highest bidder at the York County-Poquoson Courthouse, 300 Ballard Street, Yorktown, Virginia 23690-0371 on **Wednesday, January 18, 2023 at 10:00 AM** the following described Time-Share Estates located at the Project and more particularly described below.

Together with all and singular, the rights and privileges, hereditaments and tenements thereunto belonging or in anywise appertaining, and any easements or rights of way for the use thereof as contained in the Time-Share Instrument for the Project, the Articles of Incorporation and Bylaws for the Association and all related documents in connection with the Project and Time-Share Program, collectively, the "Documents". The Association as beneficiary under the Memorandum reserves the right to bid at said sale.

TERMS OF SALE: Certified funds, cashier's check, and/or trust account check. A bidder's deposit of THIRTY percent (30%) must be presented at the time of the Trustee's Sale with settlement in full to be made within 10 calendar days from the date of the said sale. Time-Share Estates may be sold individually, in blocks or in bulk and will be sold "AS IS" without representations or warranties of any kind. The sale will be subject to all easements, restrictions, conditions, and reservations of record affecting the title to the Time-Share Estates hereinafter described, especially the Documents. Pursuant to the Federal Fair Debt Collection Practices Act, this notice is an attempt to collect a debt and any information obtained will be used for that purpose. To the extent an obligation has been discharged or is subject to the automatic stay in a bankruptcy proceeding, this notice is for information purposes only; does not constitute a demand for payment; and,

upon notice of such discharge or proceeding, the Trustee will terminate the foreclosure proceeding as to that particular time-share. Capitalized or block terms used herein and not otherwise defined herein shall have those meanings ascribed to them in the Time-Share Act.

For information, contact: Daniel C. Zickefoose, Trustee, 16 South Second Street, Richmond, VA 23219, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Egda Alfaro, Title Services, Wyndham Vacation Ownership, Inc., 6277 Sea Harbor Drive, Orlando, FL 32821, (800) 251-8736, option 2, then option 3 (W); (407) 626-4417 (F) egda.alfaro@wyn.com. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Units	Points	Bldg	Total Costs	DATE ASSESSMENT BECAME DUE	Record Owner	Deed Recording date	Deed BK/PG or Instr.#
261507495	101, 102, 201, 202, 301 & 302	197000	20A	\$1,701.01	9/2/2021	Kevin J. O'Brien and Kathleen A. O'Brien	11/16/2017	#10021857
269702650	101-103 & 201-203	84000	29	\$1,464.86	3/8/2021	Barbara A. Gates	8/23/2007	#000000065
260049655	101-103 & 201-203	77000	37	\$1,407.99	4/9/2021	Alyson Oxford and Adam Duffett	4/26/2016	#160006620
260170857	101-103, 201-203 & 301-303	101500	33	\$1,455.52	7/21/2021	Charles E. Turner, Jr.	11/17/2017	#170021927
260211693	101-103, 201-203 & 301-303	84000	31	\$1,463.61	4/30/2021	Theresa M. Frank and Ronald D. Frank	2/7/2005	050002116
269414066	101-104 & 201-203	77000	16A	\$1,445.14	3/17/2021	David Leonard, Jr. and Willie-Mae Leonard	6/30/1999	990010863
269414918	101-104 & 201-203	84000	16A	\$1,463.61	4/16/2021	Clayton E. Corley and Victoria J. Parker-Corley	5/9/2003	30012951
269416442	101-104 & 201-203	84000	16A	\$1,466.20	5/3/2021	William F. Stevens and Geraldine G. Stevens	1/8/2003	030000547
269709259	101-103, 201-203 & 301-303	84000	36	\$1,423.08	4/23/2021	Ivory M. Williams and Francene H. Williams	5/11/2005	50010565
269711610	101-103, 201-203 & 301-303	105000	36	\$1,478.26	7/28/2021	Robert S. Cunningham II and Emma R. Cummingham	5/23/2003	030014753
269712626	101-103, 201-203 & 301-303	84000	36	\$1,424.33	4/13/2021	John M. Chambers, Sr. and Zandra Chambers	5/11/2005	50010567
269720470	101-103 & 201-203	203000	37	\$1,820.22	10/8/2021	Kevin J. O'Brien and Kathleen A. O'Brien	2/3/2006	060002706
269808036	101-103, 201-203 & 301-303	238000	34	\$2,118.85	10/4/2021	Fredrick E. Bartholomew and Sandra A. Bartholomew	12/8/1998	980017572
269817557	101-103, 201-203 & 301-303	105000	33	\$1,429.25	6/25/2021	Pamela Barnes	7/10/2019	#190010438
269828265	101-103, 201-203 & 301-303	84000	32	\$1,463.61	4/9/2021	James D. Daniell and Jennifer R. Daniell	1/31/2017	#170002085
269840757	101-103 & 201-203	84000	30	\$1,423.08	5/6/2021	Celeste M. White	7/4/2008	#000000138
269915815	101-102 & 201-202	126000	46	\$1,432.13	9/24/2021	Philip A. McDaniel	5/18/2005	050011480

269948733	101-103 & 201-203	203000	42	\$1,820.22	10/15/2021	Guy S. Waltman and Carole J. Waltman	8/2/2007	#000000285
269518536	101, 102, 201 & 202	154,000	22A	\$1,996.91	8/28/2020	PAMELA THOMAS		070012826