#### LAW OFFICES

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400 SOUTH FABER DRIVE, SUITE 300 NORTH CHARLESTON, SOUTH CAROLINA 29405

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); <a href="Dan@ecrlegal.com">Dan@ecrlegal.com</a>; 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) <a href="mailto:egda.alfaro@wyn.com">egda.alfaro@wyn.com</a>. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

101, 102, 201, 202, 301 & 302   197000   20A   \$1,701.01   \$1,92/2021   0'Brien   3nd Kathleen A. O'Brien   3nd Kathleen A. 3nd Nado   3nd N	Contract #	Units	Points	Bldg	Total Costs	DATE ASSESSMENT BECAME	Record Owner	Deed Recording	Deed BK/PG or Instr.#
101,102,201						DUE		date	
261507495									
101-103 & 201-   203	261507405		107000	20.4	¢1 701 01	0/2/2021		11/16/2017	#10021957
269702650	201307493		197000	20A	\$1,701.01	9/2/2021	O Brieff	11/10/2017	#10021637
26049655   203   77000   37   \$1,407.99   \$4/9/2021   Adam Duffett   A/26/2016   #160006620     101-103, 201-203   8 301-303   101500   33   \$1,455.52   7/21/2021   Jr.   Theresa M. Frank and Ronald D.   Frank and Willie-Mae   Leonard	269702650		84000	29	\$1,464.86	3/8/2021	Barbara A. Gates	8/23/2007	#00000065
260170857	260049655	203	77000	37	\$1,407.99	4/9/2021		4/26/2016	#160006620
101-103, 201-203	260170857	•	101500	22	¢1 /EE E2	7/21/2021	· · · · · · · · · · · · · · · · · · ·	11/17/2017	#170021027
101-103, 201-203   84000   31   \$1,463.61   4/30/2021   Frank   2/7/2005   050002116	200170837	& 301-303	101300	- 55	\$1,433.32	7/21/2021		11/1//2017	#170021327
101-104 & 201-   203	260211693	-	84000	31	\$1,463.61	4/30/2021	and Ronald D.	2/7/2005	050002116
269414066         203         77000         16A         \$1,445.14         3/17/2021         Leonard         6/30/1999         990010863           269414918         101-104 & 201- 203         84000         16A         \$1,463.61         4/16/2021         Parker-Corley and Victoria J. Parker-Corley         5/9/2003         30012951           269416442         203         84000         16A         \$1,466.20         5/3/2021         Stevens         1/8/2003         030000547           269709259         \$301-303         84000         36         \$1,423.08         4/23/2021         Williams and Francene H. Williams         5/11/2005         50010565           269711610         \$301-303         105000         36         \$1,478.26         7/28/2021         Williams         5/23/2003         030014753           269712626         \$301-303         84000         36         \$1,478.26         7/28/2021         Cummingham II and Emma R. Cummingham         5/23/2003         030014753           269712626         \$301-303         84000         36         \$1,424.33         4/13/2021         Chambers, Sr. and Zandra Chambers, Sr. and Zandra Chambers, Sr. and Zandra Chambers, Sr. and Kathleen A.         5/11/2005         50010567           269720470         203         203         37         \$1,820.22 </td <td></td> <td>101 104 8 201</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		101 104 8 201							
101-104 & 201-   269414918   203   84000   16A   \$1,463.61   4/16/2021   Parker-Corley   5/9/2003   30012951	269414066		77000	16A	\$1,445.14	3/17/2021		6/30/1999	990010863
269414918   203   84000   16A   51,463.61   4/16/2021   Parker-Corley   5/9/2003   30012951		101 104 9 201							
101-104 & 201-   203	269414918		84000	16A	\$1 463 61	4/16/2021		5/9/2003	30012951
101-104 & 201-   203	203 11 1310	200	0.1000	10/1	71,403.01	4,10,2021	•	3/3/2003	30012331
269416442   203		101-104 & 201-							
101-103, 201-203   84000   36   \$1,423.08   4/23/2021   Nory M. Williams and Francene H. Williams (Francene H. Williams and Francene H. Williams (Milliams	269416442		84000	16A	\$1,466.20	5/3/2021	Stevens	1/8/2003	030000547
269712626		101 100 001 000							
101-103, 201-203   269712626   8 301-303   105000   36   \$1,478.26   7/28/2021   Cummingham II and Emma R.   201-103, 201-203   203000   37   \$1,820.22   10/8/2021   Chambers   2/3/2006   060002706   Commingham A	269709259	*	84000	36	¢1 //22 NQ	4/23/2021		5/11/2005	50010565
101-103, 201-203   36   \$1,478.26   7/28/2021   Emma Ř.   Cummingham   5/23/2003   030014753	203703233	& 301-303	04000	- 30	71,423.00	4/23/2021		3/11/2003	30010303
269711610		404 400 004 000							
101-103, 201-203   84000   36   \$1,424.33   4/13/2021   Chambers   5/11/2005   50010567     269720470   203   203000   37   \$1,820.22   10/8/2021   Chambers   5/11/2005   50010567     101-103, 201-203   238000   34   \$2,118.85   10/4/2021   Bartholomew and Sandra A.     269808036   8 301-303   238000   34   \$2,118.85   10/4/2021   Bartholomew   12/8/1998   980017572     269817557   8 301-303   105000   33   \$1,429.25   6/25/2021   Pamela Barnes   7/10/2019   #190010438     269828265   8 301-303   84000   32   \$1,463.61   4/9/2021   Daniell   1/31/2017   #170002085     269840757   203   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138	260711610		105000	26	ć1 470 2C	7/20/2024		E/02/2002	020044752
101-103, 201-203   84000   36   \$1,424.33   4/13/2021   Chambers   5/11/2005   50010567     269720470   203   203000   37   \$1,820.22   10/8/2021   Chambers   2/3/2006   060002706     269808036   8 301-303   238000   34   \$2,118.85   10/4/2021   Bartholomew and Sandra A.     269817557   8 301-303   205000   33   \$1,429.25   6/25/2021   Pamela Barnes   7/10/2019   #190010438     269828265   8 301-303   84000   32   \$1,463.61   4/9/2021   Celeste M. White   7/4/2008   #000000138     269840757   203   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     26981750   203   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138     269828265   8 301-303   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #0000000138	209/11010	& 301-303	103000	30	\$1,478.26	7/28/2021	•	5/23/2003	030014753
269712626 & 301-303		101 103 201 203					, ·		
101-103 & 201-   203   203000   37   \$1,820.22   10/8/2021   O'Brien and Kathleen A. O'Brien   2/3/2006   060002706   Fredrick E. Bartholomew and Sandra A.   Bartholomew and Sandra A.   Bartholomew   12/8/1998   980017572   101-103, 201-203   8 301-303   105000   33   \$1,429.25   6/25/2021   Pamela Barnes   7/10/2019   #190010438   101-103, 201-203   8 301-303   84000   32   \$1,463.61   4/9/2021   Daniell and Jennifer R.   Daniell   1/31/2017   #170002085   101-103 & 201- 203   84000   30   \$1,423.08   5/6/2021   Celeste M. White   7/4/2008   #000000138   101-102 & 201-	269712626		84000	36	\$1 424 33	4/13/2021		5/11/2005	50010567
269720470         203         203000         37         \$1,820.22         10/8/2021         O'Brien         2/3/2006         060002706           101-103, 201-203         238000         34         \$2,118.85         10/4/2021         Bartholomew and Sandra A.         12/8/1998         980017572           269817557         \$301-303         105000         33         \$1,429.25         6/25/2021         Pamela Barnes         7/10/2019         #190010438           269828265         \$301-303         84000         32         \$1,463.61         4/9/2021         Daniell and Jennifer R.         1/31/2017         #170002085           101-103 & 201-         203         84000         30         \$1,423.08         5/6/2021         Celeste M. White         7/4/2008         #000000138           101-102 & 201-			0.000	- 00	ψ±) 12 1.55	1, 13, 2021		0/11/2000	00010001
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269817557		-							
269817557       & 301-303       105000       33       \$1,429.25       6/25/2021       Pamela Barnes       7/10/2019       #190010438         101-103, 201-203       32       \$1,463.61       4/9/2021       Daniell       1/31/2017       #170002085         101-103 & 201-       203       84000       30       \$1,423.08       5/6/2021       Celeste M. White       7/4/2008       #000000138         101-102 & 201-	269808036		238000	34	\$2,118.85	10/4/2021	Bartholomew	12/8/1998	980017572
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269840757         203         84000         30         \$1,423.08         5/6/2021         Celeste M. White         7/4/2008         #000000138           101-102 & 201-         84000	269828265		84000	32	\$1,463.61	4/9/2021	Daniell	1/31/2017	#170002085
101-102 & 201-	269840757		84000	30	¢1 //22 00	5/6/2021	Calasta M. White	7/4/2000	#00000139
	203040737		04000	30	<b>₹1,443.0</b> δ	3/0/2021	Celeste IVI. VVIIILE	11412000	#000000130
202   120000   40   \$1,452.15   3/24/2021   Fillip A. Michalliei   3/10/2003   050011480	269915815	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