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Governor's Green Batch #28

November 17, 2023

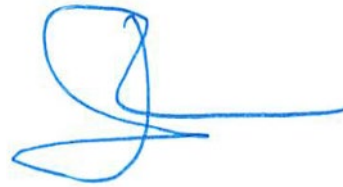
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: All those listed on the attached Exhibit "A"

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Fairfield Williamsburg at Governor's Green, a Time-Share, Tax Map # D16C-0345-1926*, is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act.

You are instructed to act accordingly.



Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at

Fairfield Williamsburg at Governor's Green, a Time-Share
Tax Map # D16C-0345-1926

Governor's Green Batch #28

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien dated April 20, 2023 and recorded on the date denoted on the attached Exhibit "A" in the Clerk's Office of the Circuit Court for the County of York-Poquoson, Virginia as instrument numbers also denoted on the attached Exhibit , executed by Governor's Green Vacation Owners Association, Inc., (the "Association"), as beneficiary, to Philip W. Richardson and/or Daniel C. Zickefoose, Trustees to perfect certain liens of Time-Share Owners at Fairfield Williamsburg at Governor's Green, a Time-Share located at 4600 Mooretown Road, 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 Trustees in such Memorandum, has declared all the debts and obligations secured by the Memorandum of Lien 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, December 20, 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 Time-Share Project, the Articles of Incorporation and Bylaws for the Association and all related documents in connection with the Time-Share Project and Time-Share Program, collectively, the "Documents". The Association as beneficiary under the Memorandum of Lien 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 Fair Debt Collections Practices Act, this notice is an attempt to collect a debt and any information obtained will be used for that purpose. For information, contact: Daniel C. Zickefoose, Attorney at Law and Trustee, 4796 Finlay Street, Henrico, VA 23231, Dan@ecrlegal.com (804) 788-4457 (W); (804) 644-3461 (F) 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) 248-4417 (F) egda.alfaro@wyn.com. The Time-Share Estates subject to the Foreclosure sale under the Memorandum of Lien are more fully described in the recorded Memorandum and are briefly described as follows:

	Time-Share Unit No	Bldg	Phase	Points	Total Costs	DATE ASSESSMENT BECAME DUE	Record Owner (per FTV exam)	MOL Record Date	MOL Instrument #
1.	1211-1217, 1221-1227 & 1231-1235	12	1-One	87000	\$1,679.76	2/1/2022	JOHN C BRELAND AND LAUREN A BRELAND	7/21/2023	230010968
2.	2311-2314, 2321-2324 & 2331-2334	23	1C	78000	\$1,481.48	03/10/2022	GRACIELA M WHITE	7/21/2023	230010969
3.	2611-2616, 2621-2626 & 2631-2636	26	1C	63000	\$1,433.62	01/12/2022	MAVIS QUICK	7/21/2023	230010970
4.	1411-1414, 1421-1424 & 1431-1434	14	1B	101,500	\$1,826.94	02/07/2022	JEANE WILLIAMS AND MARILYN WILLIAMS	7/24/2023	230011018
5.	1711-1714, 1721-1724 & 1731-1734	17	1 - One	101,500	\$1,894.52	01/09/2022	JANET HARRIS	7/24/2023	230011019
6.	1511-1514, 1521-1524 & 1531-1534	15	1 - One	77000	\$1,629.56	01/06/2022	MARIAN ODESSA WILLIAMS	7/24/2023	230011020
7.	1311-1314, 1321-1324 & 1331-1334	13	1 - One	231000	\$2,978.00	02/21/2022	DENNIS L DARLING AND SANDRA A DARLING	7/24/2023	230011021
8.	2611-2616, 2621-2626 & 2631-2636	26	1C	52,500	\$1,441.17	09/14/2021	MARTIN LEMOINE AND SYLVIE PLANTE	8/15/2023	230012600
9.	1711-1714, 1721-1724 & 1731-1734	17	1 - One	84,000	\$1,698.67	12/21/2021	CHARLOTTE RUSSELL	8/15/2023	230012601
10.	2411-2418, 2421-2428 & 2431-2438	24	1C	154000	\$2,052.08	05/09/2022	DENISE J SCOTT	8/15/2023	230012602
11.	1811-1816, 1821-1826 & 1831-1836	18	1C	154000	\$1,470.41	09/12/2022	ALBERT C BERRIE AND KAREN D BERRIE	8/15/2023	230012603

12.	1811-1816, 1821-1826 & 1831- 1836	18	1C	77,000	\$1,578.30	02/01/2022	FRANCIS T LYNCH SR AND JOYCE J LYNCH	8/15/2023	23001 2590
13.	2511-2514, 2521-2524 & 2531- 2534	25	1C	41000	\$1,391.17	06/14/2021	MARGO L GREINER	8/15/2023	23001 2591
14.	2611-2616, 2621-2626 & 2631- 2636	26	1C	63,000	\$1,833.98	01/16/2022	WILLIAM S LAMM AND MELDA B LAMM	8/15/2023	23001 2592
15.	1211-1217, 1221-1227 & 1231- 1235	12	1- One	63,000	\$1,512.67	11/30/2021	ILDRA J MIELKE	8/15/2023	23001 2593
16.	1811-1816, 1821-1826 & 1831- 1836	18	1C	154000	\$2,055.33	03/14/2022	DOLORES R KERSTEN	8/16/2023	23001 2657
17.	1811-1816, 1821-1826 & 1831- 1836	18	1C	77000	\$1,567.37	01/18/2022	CAROL J JANNICK	8/16/2023	23001 2658
18.	1811-1816, 1821-1826 & 1831- 1836	18	1C	84000	\$1,698.67	12/14/2021	ELAINE MOORE OUELLETTE AND CHERYL ANN SULLIVAN	8/16/2023	23001 2659
19.	1411-1414, 1421-1424 & 1431- 1434	14	1B	77,000	\$1,671.71	11/17/2021	TONIA R CHRISTOPHER AND REV. WENDELL CHRISTOPHER, SR	8/16/2023	23001 2660
20.	2211-2216, 2221-2226 & 2231- 2236	22	1C	63,000	\$1,512.67	11/25/2021	DANIEL A BEEBE AND SHERRY A BEEBE	8/16/2023	23001 2648
21.	1611-1617, 1621-1627 & 1631- 1635	16	1B	63,000	\$1,552.15	10/29/2021	JESSIE J TROMBLEY AND JUDITH A TROMBLEY	8/16/2023	23001 2649
22.	1611-1617, 1621-1627 & 1631- 1635	16	1B	63,000	\$1,615.92	05/25/2021	PAUL HOOK	8/16/2023	23001 2651

23.	1311-1314, 1321-1324 & 1331- 1334	13	1 - One	77000	\$1,677.81	12/09/2021	NELSTON T ROSS AND DELPHINE W ROSS	8/16/2023	23001 2650
24.	1411-1414, 1421-1424 & 1431- 1434	14	1B	62000	\$1,462.52	12/10/2021	LES OWENS	8/15/2023	23001 2640
25.	1711-1714, 1721-1724 & 1731- 1734	17	1 - One	77000	\$1,629.71	11/15/2021	LYNNE A HARVEY	8/15/2023	23001 2641
26.	1511-1514, 1521-1524 & 1531- 1534	15	1 - One	154000	\$2,052.08	05/05/2022	KENYA BRACY	7/21/2023	23001 0964
27.	1311-1314, 1321-1324 & 1331- 1334	13	1 - One	63,000	\$1,631.10	08/15/2021	KATHLEEN K BINAS	7/21/2023	23001 0965
28.	1211-1217, 1221-1227 & 1231- 1235	12	1- One	154000	\$1,955.38	05/09/2022	PAUL J MOORE AND SHARI S WILLIAMS	7/21/2023	23001 0966
29.	1211-1217, 1221-1227 & 1231- 1235	12	1- One	100,000	\$1,694.37	03/03/2022	C CARLOTTA KEELS	7/21/2023	23001 0967

END