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4796 FINLAY STREET
HENRICO, VIRGINIA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

PHILIP W. RICHARDSON, ESQ*
DANIEL C. ZICKEFOOSE, ESQ.^

*Licensed in: Maryland, District of Columbia,
Virginia, North Carolina, South Carolina,
Tennessee, Georgia, and Florida
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1901 WEST COLONIAL DRIVE
ORLANDO, FLORIDA 32804

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

Ocean Beach Club Batch #1

February 6, 2024

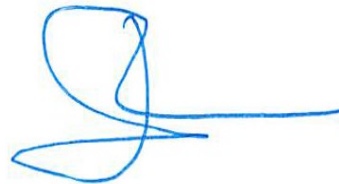
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: EDWARD E. ROBINSON AND ANGELA M. ROBINSON
3611 Henry Hudson Pkwy Apt 6G
Bronx, NY 10463-1556

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Ocean Beach Club, Tax Map No. GPIN: 2428-03-43 56-0000 and 2428-03-4447-0000, (3401 Atlantic Avenue, Virginia Beach, Virginia)*, 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
Ocean Beach Club
GPIN: 2428-03-43 56-0000 and 2428-03-4447-0000

Ocean Beach Club Batch #1
DCZ Final

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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 federal 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, Trustee, 4796 Finlay Street, Henrico, Virginia 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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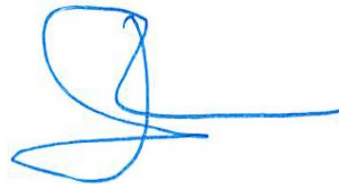
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To: BRIAN HAYES AND KELLY HAYES
11 Sheffield Pl
Gansevoort, NY 12831-15ND

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Ocean Beach Club, Tax Map No. GPIN: 2428-03-43 56-0000 and 2428-03-4447-0000, (3401 Atlantic Avenue, Virginia Beach, Virginia)*, is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act.

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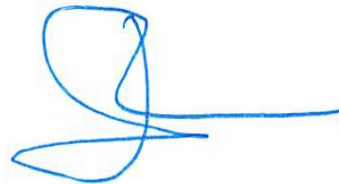
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To: PATRICK LUKWAGO AND JUSTINE B. LUKWAGO
45825 COLONNADE TERRACE
STERLING, VA 20166

From: Daniel C. Zickefoose, Trustee

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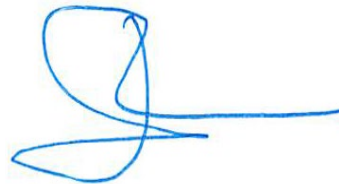
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To: LOUISE D. SCHLEEWEIS AND BRUCE O. SCHLEEWEIS
2214 Jones Lane
Wilmington, DE 19810

From: Daniel C. Zickefoose, Trustee

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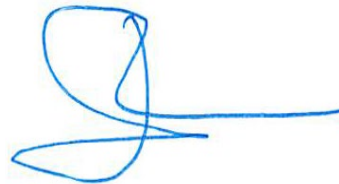
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11836 235TH ST
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Ocean Beach Club Batch #1

February 6, 2024

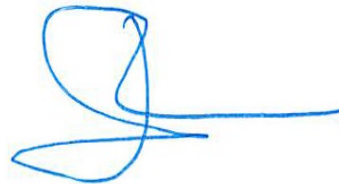
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: KRISTEN Y. FLETCHER AND MARVIN L. FLETCHER
3012 Indian Point Rd
Suffolk, VA 234348442

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Ocean Beach Club, Tax Map No. GPIN: 2428-03-43 56-0000 and 2428-03-4447-0000, (3401 Atlantic Avenue, Virginia Beach, Virginia)*, 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
Ocean Beach Club
GPIN: 2428-03-43 56-0000 and 2428-03-4447-0000

Ocean Beach Club Batch #1
DCZ Final

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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 federal 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, Trustee, 4796 Finlay Street, Henrico, Virginia 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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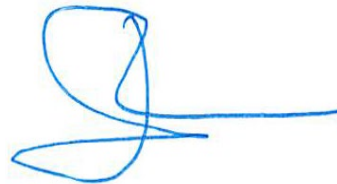
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: JULIUS BUDKOVSKY AND ALENA BUDKOVSKA
3032 CHEESEQUAKE RD
PARLIN, NJ 08859-1204

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Ocean Beach Club, Tax Map No. GPIN: 2428-03-43 56-0000 and 2428-03-4447-0000, (3401 Atlantic Avenue, Virginia Beach, Virginia)*, is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act.

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Ocean Beach Club
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Ocean Beach Club Batch #1
DCZ Final

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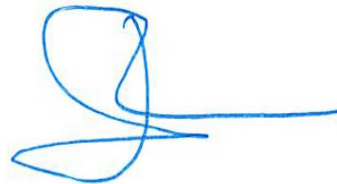
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To: CALVIN L. LYLES JR. AND MILDRED L. LYLES
6017 PURDUN DR
TEMPLE HILLS, MD 20748-3848

From: Daniel C. Zickefoose, Trustee

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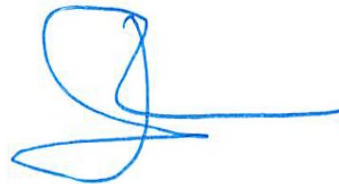
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To: TIFFANY MYERS
5317 Horrocks St
Philadelphia, PA 19124-1110

From: Daniel C. Zickefoose, Trustee

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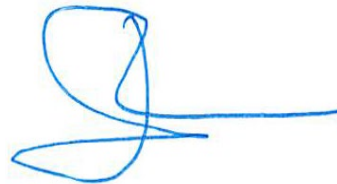
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To: ANDREW A. ANDINO AND DONNA M. ANDINO
523 E. Main St.
Middletown, NY 10940

From: Daniel C. Zickefoose, Trustee

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NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded in the Virginia Beach Circuit Court Clerk's Office on the date and instrument # listed in the attached Exhibit "A". and executed by Ocean Beach Club Owners Association (the "Association"), as beneficiary, to Philip W. Richardson and/or Daniel C. Zickefoose, Trustees, either of whom may act, to perfect certain liens of Time-Share Owners at Ocean Beach Club, located at 3401 Atlantic Avenue, Virginia Beach, 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 of Lien due and payable and will offer for sale at public auction to the highest bidder at the steps of the Virginia Beach Courthouse, 2425 Nimmo Parkway, Virginia Beach, Virginia 23456 on Wednesday, March 13, 2024 at 10:05 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 federal 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, Trustee, 4796 Finlay Street, Henrico, Virginia 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Exhibit "A"

Contract Number	Unit Type	Unit Number	Season	Element	Record Owner	MOL Instrument #	MOL Recording Date
17338580	OS2	626	GRN	8	EDWARD E. ROBINSON AND ANGELA M. ROBINSON	202303042607	11/9/2023
17314985	GEC	606	RED	21	BRIAN HAYES AND KELLY HAYES,	202303042613	11/9/2023
17321261	GHA	303	BLU	34	PATRICK LUKWAGO AND JUSTINE B. LUKWAGO	202303043162	11/15/2023
17353447	OP2	1623	RED	16	LOUISE D. SCHLEWEIS AND BRUCE O. SCHLEWEIS	202303042621	11/9/2023
17329884	GEW	1205	RED	13	RONALD K. BRITT AND ERMA J. BRITT	202303042624	11/9/2023
17331646	GEW	1604	RED	40	KRISTEN Y. FLETCHER AND MARVIN L. FLETCHER	202303042636	11/9/2023
17335570	GEH	212	GRN	7	JULIUS BUDKOVSKY AND ALENA BUDKOVSKA	202303042640	11/9/2023
17339379	OO1	425	RED	43	CALVIN L. LYLES JR. AND MILDRED L. LYLES	202303042641	11/9/2023
18114130	GEC	1001	GRN	48	TIFFANY MYERS	202303042643	11/9/2023
18874669	GEW	804	RED	22	ANDREW A. ANDINO AND DONNA M. ANDINO	202303042642	11/9/2023
18874773	OO1	621	RED	38	STEVEN MANGONE	202303042644	11/9/2023

LAW OFFICES
ECK, COLLINS & RICHARDSON, P.L.
4796 FINLAY STREET
HENRICO, VIRGINIA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

PHILIP W. RICHARDSON, ESQ*
DANIEL C. ZICKEFOOSE, ESQ.^

*Licensed in: Maryland, District of Columbia,
Virginia, North Carolina, South Carolina,
Tennessee, Georgia, and Florida
^Licensed in Virginia and South Carolina

FLORIDA OFFICE:
1901 WEST COLONIAL DRIVE
ORLANDO, FLORIDA 32804

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

Ocean Beach Club Batch #1

February 6, 2024

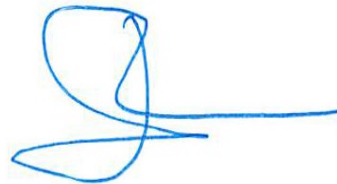
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: STEVEN MANGONE
2606 Felicity Ave
Allison Park, PA 15101-3647

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Ocean Beach Club, Tax Map No. GPIN: 2428-03-43 56-0000 and 2428-03-4447-0000, (3401 Atlantic Avenue, Virginia Beach, Virginia)*, 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
Ocean Beach Club
GPIN: 2428-03-43 56-0000 and 2428-03-4447-0000

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