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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

Turtle Cay Batch #1

February 5, 2024

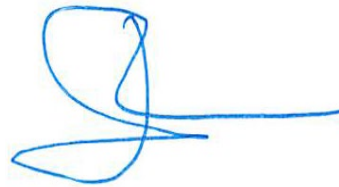
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: ROCHESTER D WISE SR. AND CAROLYN H. WISE
9047 Resaca Rd
North Chesterfield, VA 23236-2749

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Turtle Cay Resort, Tax Map No. 2427-23-7397-0000, (600 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
Turtle Cay Resort
Tax Map No. 2427-23-7397-0000

Turtle Cay Batch #1
DCZ Final

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 Turtle Cay 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 Turtle Cay Resort located at 600 Atlantic Avenue, Virginia Beach, Virginia 23451, (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 10:00 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 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; 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:

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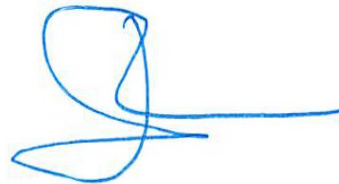
To: VERN P. FLEMING AND TAMMY A. FLEMING HUSBAND AND WIFE, AS
TENANTS BY THE ENTIRETY W/ FULL RIGHTS OF SURVIVORSHIP AS AT COMMON
LAW

251 Gallant Fox Lane
Webster, NY 14580

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Turtle Cay Resort, Tax Map No. 2427-23-7397-0000, (600 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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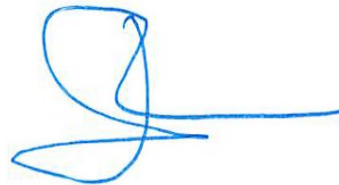
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To: ALVIN Q. CROY AND LUCY S. CROY
PO Box 335
Blacksburg, VA 24063-0335

From: Daniel C. Zickefoose, Trustee

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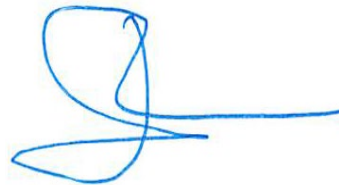
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To: JOHN T. JONES AND MARTINE S. JONES
46 RIGGS RD
FREDERICKSBURG, VA 22405-2149

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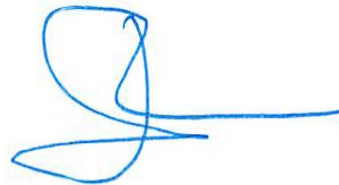
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Together with all and singular, the rights and privileges, hereditaments and tenements thereunto belonging or in anywise appertaining, and any easements or rights of way for the use thereof as contained in the Time-Share Instrument for the Time-Share 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; 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:

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Turtle Cay Batch #1

February 5, 2024

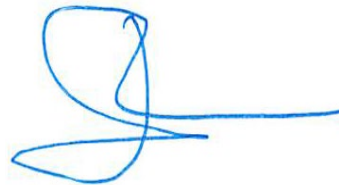
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: JUDY M. JACKSON AND ISHA T. WILLIAMS
4804 OAHU ST
CLINTON, MD 207354457

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Turtle Cay Resort, Tax Map No. 2427-23-7397-0000, (600 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
Turtle Cay Resort
Tax Map No. 2427-23-7397-0000

Turtle Cay Batch #1
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Turtle Cay Batch #1

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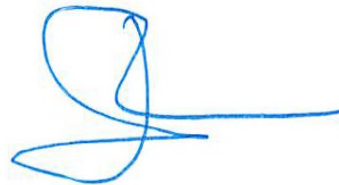
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To: FRED K. CLARK AND KIMBERLY E. CLARK
4240 23rd Ave
Sacramento, CA 95820-5037

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Turtle Cay Resort, Tax Map No. 2427-23-7397-0000, (600 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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Trustee's Sale
Time-Share Estates at
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Tax Map No. 2427-23-7397-0000

Turtle Cay Batch #1
DCZ Final

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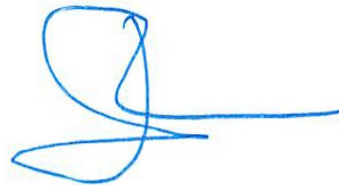
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: SAMUEL LINYEAR JR. AND YVONNE D. LINYEAR
303 SALT MARSH WAY
SUFFOLK, VA 234353704

From: Daniel C. Zickefoose, Trustee

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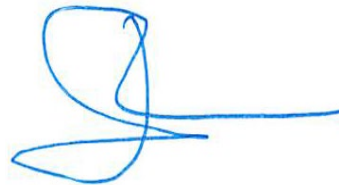
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4796 FINLAY STREET
HENRICO, VIRGINIA 23231
(804) 788-4457
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Turtle Cay Batch #1

February 5, 2024

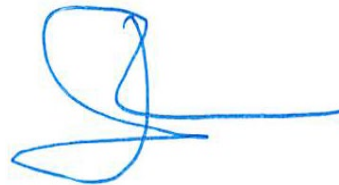
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: DEMETRESE ANTWON HUNTER AND ROCHELLE TONNET HUNTER,
11015 Jumping Way
Upper Marlboro, MD 207728099

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Turtle Cay Resort, Tax Map No. 2427-23-7397-0000, (600 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
Turtle Cay Resort
Tax Map No. 2427-23-7397-0000

Turtle Cay 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; 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:

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Turtle Cay Batch #1

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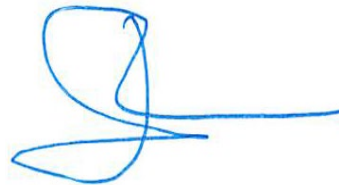
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: KENDRA BROWN
2730 W Buena Vista St
Detroit, MI 48238-3409

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Turtle Cay Resort, Tax Map No. 2427-23-7397-0000, (600 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
Turtle Cay Resort
Tax Map No. 2427-23-7397-0000

Turtle Cay Batch #1
DCZ Final

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Turtle Cay Batch #1

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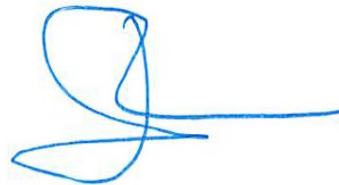
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: VANESSA PERRY
3912 Sextant Street
Chesapeake, VA 23321

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Turtle Cay Resort, Tax Map No. 2427-23-7397-0000, (600 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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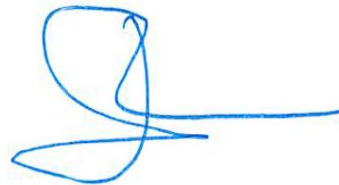
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To: RAY HODGES
PO Box 6365
Sevierville, TN 37864

From: Daniel C. Zickefoose, Trustee

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