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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

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ORLANDO, FLORIDA 32804

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

Beach Quarters Batch #1

February 23, 2024

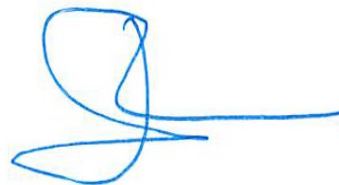
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: GUILLERMO AYBAR JR.
3920 BROADWAY APT 54
NEW YORK, NY 100321569

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Beach Quarters Resort, Tax Map No. 2427-33-1022-0000, (501 Atlantic Ave, Virginia Beach, Virginia 23451)*, 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
Beach Quarters Resort
Tax Map No. 2427-33-1022-0000

Beach Quarters 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 Beach Quarters Time-Share 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 Beach Quarters Resort located at 501 Atlantic Ave, 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, April 3, 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. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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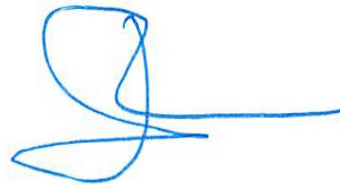
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To: CLYDE W. BROOKS AND LISA G. BANNISTER BROOKS,
7925 Quinton Pl
Quinton, VA 23141-2440

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Beach Quarters Resort, Tax Map No. 2427-33-1022-0000, (501 Atlantic Ave, Virginia Beach, Virginia 23451)*, is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act.

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DCZ Final

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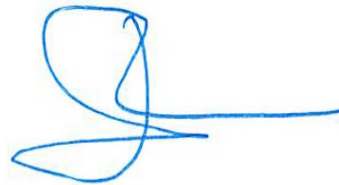
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To: WILLIAM R. ZICK
16 DRUMMOND AVE
WORCESTER, MA 01605-3130

From: Daniel C. Zickefoose, Trustee

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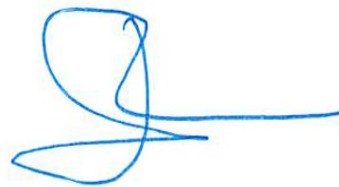
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To: TIFFNEY MARIE LISO AND JEFFREY ROBERT LISO
6044 HOMEHILLS RD
MECHANICSVILLE, VA 23111-7502

From: Daniel C. Zickefoose, Trustee

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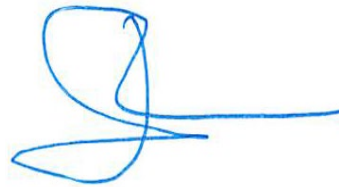
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To: JAMES H. MCINTYRE AND ROSARIO MCINTYRE
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From: Daniel C. Zickefoose, Trustee

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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 Beach Quarters Time-Share 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 Beach Quarters Resort located at 501 Atlantic Ave, 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, April 3, 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. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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17269669	PRS	613	BLU	25	B	\$9,209.92	TIFFNEY MARIE LISO AND JEFFREY ROBERT LISO	201000004621	8/23/2023	202303032354
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Beach Quarters Batch #1

February 23, 2024

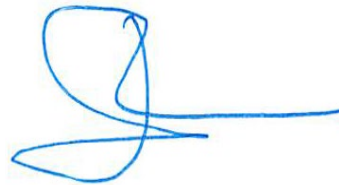
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: JOYCE GOVE
32423 King William Road
West Point, VA 23181

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Beach Quarters Resort, Tax Map No. 2427-33-1022-0000, (501 Atlantic Ave, Virginia Beach, Virginia 23451)*, 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
Beach Quarters Resort
Tax Map No. 2427-33-1022-0000

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Beach Quarters Batch #1

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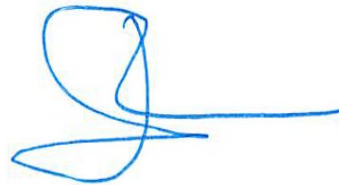
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: ALVIN Q. CROY AND LUCY S. CROY
PO Box 335
Blacksburg, VA 24063-0335

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Beach Quarters Resort, Tax Map No. 2427-33-1022-0000, (501 Atlantic Ave, Virginia Beach, Virginia 23451)*, is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act.

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Daniel C. Zickefoose, Trustee

Trustee's Sale
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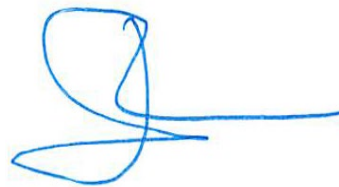
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: BEHJAT FARDAD
3826 Angleton Court
Burtonsville, MD 20866

From: Daniel C. Zickefoose, Trustee

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Trustee's Sale
Time-Share Estates at
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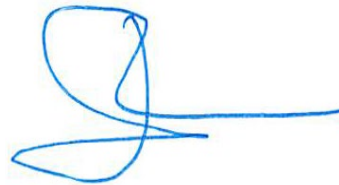
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24 Bernard Drive
Newport News, VA 23602

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Beach Quarters Batch #1

February 23, 2024

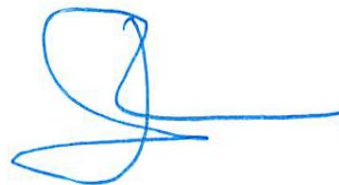
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: JANETTE CARSON MOORE
10814 Surry Cir
Chester, VA 23831-1354

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Beach Quarters Resort, Tax Map No. 2427-33-1022-0000, (501 Atlantic Ave, Virginia Beach, Virginia 23451)*, 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
Beach Quarters Resort
Tax Map No. 2427-33-1022-0000

Beach Quarters 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 Beach Quarters Time-Share 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 Beach Quarters Resort located at 501 Atlantic Ave, 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, April 3, 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. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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Beach Quarters Batch #1

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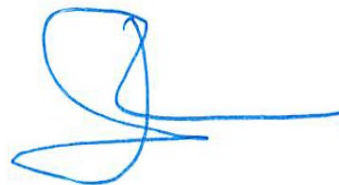
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: KIMBERLY J. CURTIS
PO Box 2221
Chesterfield, VA 23832-9112

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Beach Quarters Resort, Tax Map No. 2427-33-1022-0000, (501 Atlantic Ave, Virginia Beach, Virginia 23451)*, 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
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Tax Map No. 2427-33-1022-0000

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DCZ Final

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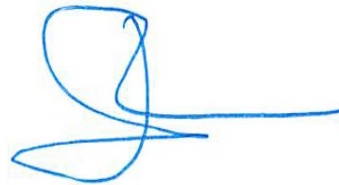
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To: MARK A. QUATRANO AND MARGARET A. QUATRANO
521 Lake Louise Crl Unit 102
Naples, FL 34110-8200

From: Daniel C. Zickefoose, Trustee

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