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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

Boardwalk Batch #1

February 27, 2024

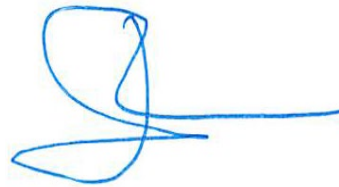
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: LAVAUGHN JONES AND SHAYKHIA ABDULAZIZ JONES
8414 Lyons Place
Philadelphia, PA 19153-1903

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Boardwalk Resort & Villas"*, Tax Map No. GPIN: 2427-26-0985-0000, (located at 1601 Atlantic Avenue, 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
Boardwalk Resort & Villas
Tax Map No. 2427-33-1022-0000

Boardwalk 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 Boardwalk Villas 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 Boardwalk Resort & Villas", located at 1601 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, April 3, 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"

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17295887	1BA	206	RED	23	B	\$6,080.83	JOERGEN M. GEERDS	200300180783	12/8/2023	202303046507
17311586	1BA	203	GRN	8	B	\$6,080.83	BEVERLY E. HYMAN AND WELTON L. HYMAN, JR.	200600013098	12/8/2023	202303046506
17333329	1BA	1102	RED	42	B	\$6,080.83	SANG A. HY AND CATHY T. NGO	201100068751	12/5/2023	202303045836
17334308	1BA	708	RED	40	B	\$4,635.24	GREGORY K. BURKETT AND TINA B. BURKETT	201500001951	12/8/2023	202303046502
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Boardwalk Batch #1

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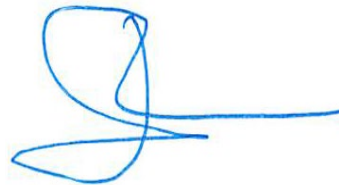
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To: DONNA D. MURRAY AND DEBORAH L. BURNETTE
93 Yeager Run
Pennsboro, WV 26415-7090

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Boardwalk Resort & Villas"*, Tax Map No. GPIN: 2427-26-0985-0000, (located at 1601 Atlantic Avenue, 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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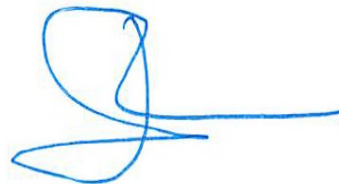
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: JOERGEN M. GEERDS
2334 30th Dr
Astoria, NY 11102-3252

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Boardwalk Resort & Villas"*, Tax Map No. GPIN: 2427-26-0985-0000, (located at 1601 Atlantic Avenue, 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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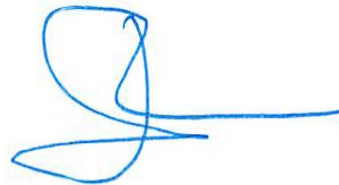
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To: BEVERLY E. HYMAN AND WELTON L. HYMAN, JR.
16 Big Bethel Rd Apt A
Hampton, VA 23666-4733

From: Daniel C. Zickefoose, Trustee

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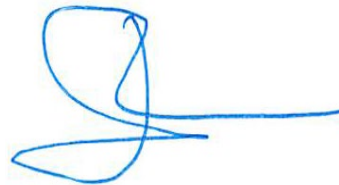
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7603 DUNSTON ST
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NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded in the Virginia Beach Circuit Court Clerk's Office on the date and instrument # listed in the attached Exhibit "A". and executed by Boardwalk Villas 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 Boardwalk Resort & Villas", located at 1601 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, April 3, 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:

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17295887	1BA	206	RED	23	B	\$6,080.83	JOERGEN M. GEERDS	200300180783	12/8/2023	202303046507
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ECK, COLLINS & RICHARDSON, P.L.
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SOUTH CAROLINA OFFICE:
400 SOUTH FABER DRIVE, SUITE 300
NORTH CHARLESTON, SOUTH CAROLINA 29405

Boardwalk Batch #1

February 27, 2024

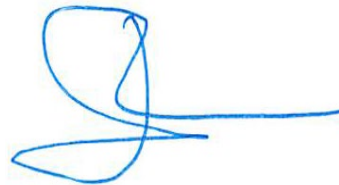
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: GREGORY K. BURKETT AND TINA B. BURKETT
4150 QUINCY MAIE DRIVE
HENRICO, VA 23231

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Boardwalk Resort & Villas"*, Tax Map No. GPIN: 2427-26-0985-0000, (located at 1601 Atlantic Avenue, 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
Boardwalk Resort & Villas
Tax Map No. 2427-33-1022-0000

Boardwalk Batch #1
DCZ Final

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Boardwalk Batch #1

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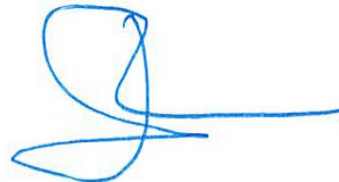
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: DIAMOND RESORTS BOARDWALK DEVELOPMENT, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
5248 Level Run Road
Long Island, VA 24569

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Boardwalk Resort & Villas"*, Tax Map No. GPIN: 2427-26-0985-0000, (located at 1601 Atlantic Avenue, 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
Boardwalk Resort & Villas
Tax Map No. 2427-33-1022-0000

Boardwalk Batch #1
DCZ Final

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Boardwalk Batch #1

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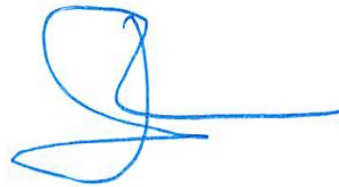
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: DANIEL L. COOK AND MARY A. COOK
205 Old Mill Rd
Staunton, VA 24401-9256

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Boardwalk Resort & Villas"*, Tax Map No. GPIN: 2427-26-0985-0000, (located at 1601 Atlantic Avenue, 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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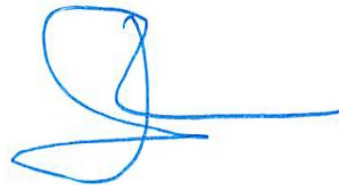
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To: GERALD A. SPARKMAN
10493 STABLEHAND DR
CINCINNATI, OH 45242-4652

From: Daniel C. Zickefoose, Trustee

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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 Boardwalk Villas 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 Boardwalk Resort & Villas", located at 1601 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, April 3, 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"

Contr Num	Unit type code	Unit num	Season code	Element	Oeb code	Total Due	Record Owner	Deed Instrument # or Bk/Pg	Lien Recording Date	Lien Instrument #
17276860	G2C	801	RED	23	B	\$3,806.94	LAVAUGHN JONES AND SHAYKHIA ABDULAZIZ JONES	200400076074	11/13/2023	202303042758
17290133	1BA	303	BLU	32	B	\$6,080.83	DONNA D. MURRAY AND DEBORAH L. BURNETTE	200102203598	12/8/2023	202303046499
17295887	1BA	206	RED	23	B	\$6,080.83	JOERGEN M. GEERDS	200300180783	12/8/2023	202303046507
17311586	1BA	203	GRN	8	B	\$6,080.83	BEVERLY E. HYMAN AND WELTON L. HYMAN, JR.	200600013098	12/8/2023	202303046506
17333329	1BA	1102	RED	42	B	\$6,080.83	SANG A. HY AND CATHY T. NGO	201100068751	12/5/2023	202303045836
17334308	1BA	708	RED	40	B	\$4,635.24	GREGORY K. BURKETT AND TINA B. BURKETT	201500001951	12/8/2023	202303046502
17293366	G2C	901	RED	23	B	\$8,985.31	DIAMOND RESORTS BOARDWALK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	201700076762	11/15/2023	202303043163
17299086	1BB	809	RED	15	B	\$7,313.41	DANIEL L. COOK AND MARY A. COOK	200300175939	12/8/2023	202303046505
17304969	1BA	1104	YEL	46	B	\$5,480.09	GERALD A. SPARKMAN	200400086312	12/8/2023	202303046500
18113578	3BE	207	RED	20	B	\$3,963.68	JESSE WOODSON JAMES, JR. AND HOLLY JEAN JAMES	202103027886	12/8/2023	202303046501

18128732	1BA	305	RED	36	B	\$4,328.49	VANESSA PERRY	202000096251	12/8/2023	202303046503
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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

Boardwalk Batch #1

February 27, 2024

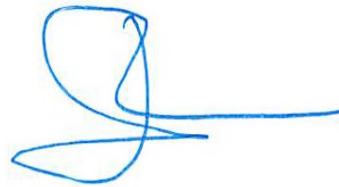
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: JESSE WOODSON JAMES, JR. AND HOLLY JEAN JAMES
23634 Sailfish Square
Ashburn, VA 20148

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Boardwalk Resort & Villas"*, Tax Map No. GPIN: 2427-26-0985-0000, (located at 1601 Atlantic Avenue, 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
Boardwalk Resort & Villas
Tax Map No. 2427-33-1022-0000

Boardwalk 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 Boardwalk Villas 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 Boardwalk Resort & Villas", located at 1601 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, April 3, 2024 at 10:05 AM, the following described Time-Share Estates located at the Project and more particularly described below.

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Boardwalk Batch #1

February 27, 2024

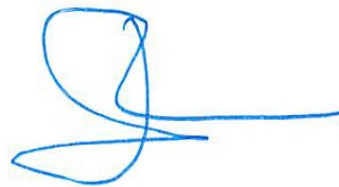
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To: VANESSA PERRY
3912 Sextant Street
Chesapeake, VA 23321

From: Daniel C. Zickefoose, Trustee

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