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4796 FINLAY STREET
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(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

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

Greensprings Batch #1

April 11, 2024

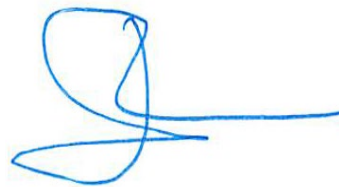
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Greg Cheves
5107 Dorset Mews
Williamsburg, VA 23188-8511

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Greensprings Plantation Resort, Tax Map No. 3730200094, (3500 Ludwell Pkwy, Williamsburg, Virginia 23188)*, 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
Greensprings Vacation Resort
Tax Map No. 3730200094

Greensprings Batch #1
DCZ Final

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded in the James City County Circuit Court Clerk's Office on the date and instrument # listed in the attached Exhibit "A". and executed by at Greensprings Plantation Resort 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 Greensprings Vacation Resort located at 3500 Ludwell Pkwy, Williamsburg, Virginia 23188, (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 Jame City Courthouse, 5201 Monticello Ave Ste 2, Williamsburg, VA 23188 on Wednesday, May 15, 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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Contract Number		Unit Type	Unit No.	Season	Element	Oeb code	Total Due	Record Owner	Memorandum of Lien Instrument #	Memorandum of Lien Recording Date
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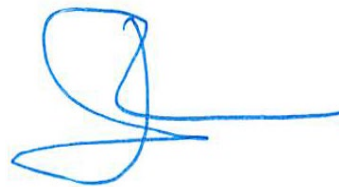
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To: Howard J. Cosier, unmarried
4680 monticello ave ste 18I
Williamsburg, VA 23188

From: Daniel C. Zickefoose, Trustee

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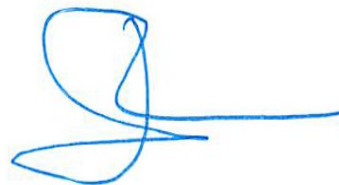
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To: Nicholas J. Scalera and Umeko H. Scalera, H&W
821 Union St
Hudson, NY 12534

From: Daniel C. Zickefoose, Trustee

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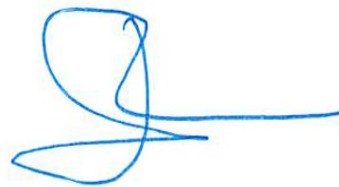
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VIENNA, VA 221821402

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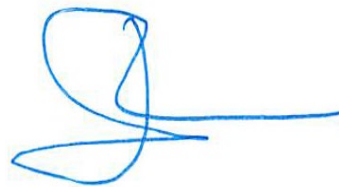
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Albert S. Lucas and Evelyn J. Lucas, H&W
116 GODSPEED LN
WILLIAMSBURG, VA 23185-3108

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Greensprings Plantation Resort, Tax Map No. 3730200094, (3500 Ludwell Pkwy, Williamsburg, Virginia 23188)*, 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
Greensprings Vacation Resort
Tax Map No. 3730200094

Greensprings 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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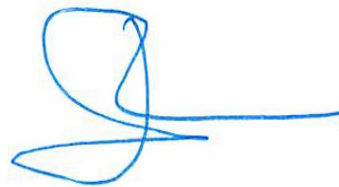
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To: Robert A. Bendel, Sr and spouse, Marilyn Bendel
5915 Lathan Rd
Norfolk, VA 23502-5216

From: Daniel C. Zickefoose, Trustee

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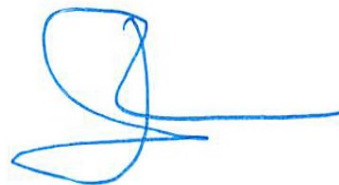
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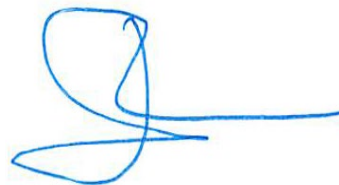
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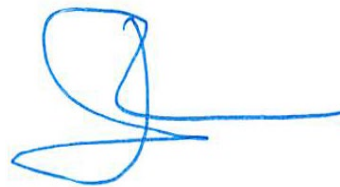
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Tax Map No. 3730200094

Greensprings Batch #1
DCZ Final

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded in the James City County Circuit Court Clerk's Office on the date and instrument # listed in the attached Exhibit "A". and executed by at Greensprings Plantation Resort 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 Greensprings Vacation Resort located at 3500 Ludwell Pkwy, Williamsburg, Virginia 23188, (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 Jame City Courthouse, 5201 Monticello Ave Ste 2, Williamsburg, VA 23188 on Wednesday, May 15, 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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Greensprings Batch #1

April 11, 2024

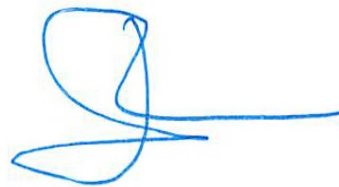
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To: Howard J. Cosier, unmarried
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From: Daniel C. Zickefoose, Trustee

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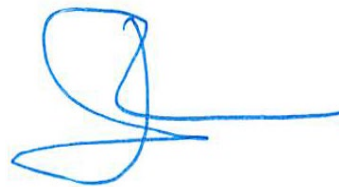
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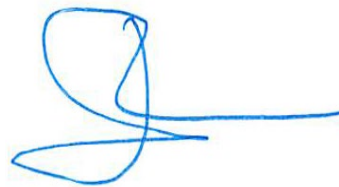
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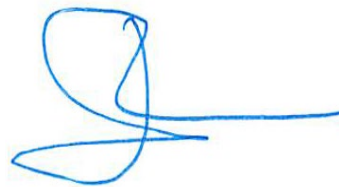
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NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded in the James City County Circuit Court Clerk's Office on the date and instrument # listed in the attached Exhibit "A". and executed by at Greensprings Plantation Resort 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 Greensprings Vacation Resort located at 3500 Ludwell Pkwy, Williamsburg, Virginia 23188, (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 Jame City Courthouse, 5201 Monticello Ave Ste 2, Williamsburg, VA 23188 on Wednesday, May 15, 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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Greensprings Batch #1

April 11, 2024

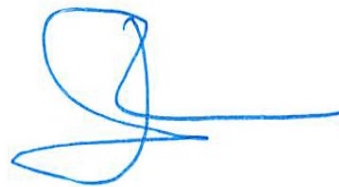
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Howard J. Cosier, unmarried
4680 Monticello Ave Ste 18I
Williamsburg, VA 231888214

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Greensprings Plantation Resort, Tax Map No. 3730200094, (3500 Ludwell Pkwy, Williamsburg, Virginia 23188)*, 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
Greensprings Vacation Resort
Tax Map No. 3730200094

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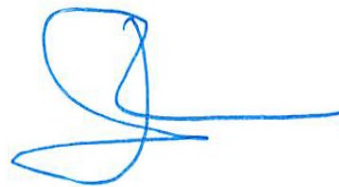
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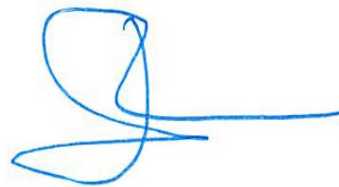
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Williamsburg, VA 23188-8511

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