

Trustee's Sale  
Time-Share Estates at  
Fairfield Williamsburg at Kingsgate  
Tax Map No. D15A-1856-4318

KG PPE Batch #11

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien dated November 1, 2023, recorded as instrument number and date denoted on the attached Exhibit "A", (the "Memorandum") executed by Fairfield Kingsgate Property Owners Association, Inc., (the "Association"), as beneficiary, to Philip W. Richardson, Trustee and/or Daniel C. Zickefoose, Trustee to perfect certain liens of Time-Share Owners at Fairfield Williamsburg at Kingsgate located at 619 Georgetown Crescent, Williamsburg (York County), 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 due and payable and will offer for sale at public auction to the highest bidder at the York County-Poquoson Courthouse, 300 Ballard Street, Yorktown, Virginia 23690-0371 on **Wednesday, July 10, 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 Project, the Articles of Incorporation and Bylaws for the Association and all related documents in connection with the Project and Time-Share Program, collectively, the "Documents". The Association as beneficiary under the Memorandum 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 Collection Practices Act, this notice is an attempt to collect a debt and any information obtained will be used for that purpose. To the extent an obligation has been discharged or is subject to the automatic stay in a bankruptcy proceeding, this notice is for information purposes only; does not constitute a demand for payment; and, upon notice of such discharge or proceeding, the Trustee will terminate the foreclosure proceeding as to that particular time-share. Capitalized or block terms used herein and not otherwise defined herein shall have those meanings ascribed to them in the Time-Share Act.

For information, contact: Daniel C. Zickefoose, Trustee, 4796 Finlay Street, Richmond, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); [Dan@ecrlegal.com](mailto: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](mailto:Egda.Alfaro@wyn.com). The Time-Share Estates subject to the Foreclosure sale under the Memorandum are more fully described in the recorded Memorandum and are briefly described in the Exhibit "A" as follows:

Contract Num	Ownership	Points	Denominator	Units	Building	Record Owner	Default Date	Total	Lien Instrument #
000260000120	ANNUAL	200,000	61,236,000	101-103, 201-203	42	Buford R. Burchfield	7/15/20	5,240.00	240000895
000261207120	ANNUAL	84,000	61,236,000	101-103, 201-203	30	Henry Bauer, sole owner	7/15/20	3,023.76	240000897
000261505614	ANNUAL	84,000	61,236,000	101-103, 201-203	20	William R. Wason and Connie Wason, JT	7/15/20	3,023.76	240000895
000269425666	ANNUAL	126,000	40,824,000	101, 102, 201, and 202	18	Alan B. Gribble and Marion J. Gribble	7/15/20	3,785.52	240000899
000269936910	ANNUAL	63,000	40,824,000	101, 102, 201, and 202	44	Leroy J. Manns and Matilda H. Manns, H&W	7/15/20	2,642.64	240000900
000329801625	ANNUAL	189,000	91,854,000	101-103, 201-203, 301-303	34	Alice H. Johnson and Michael B. Johnson, H&W	7/15/20	4,928.46	240000901