

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

Batch #54

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien dated March 15, 2024, and recorded on the date specified below, in the Clerk's Office, Circuit Court, York County-Poquoson, Virginia as instrument numbers denoted on the attached Exhibit (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, November 20, 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, Henrico, Virginia 23231, Richmond, VA 23219, (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 briefly described as follows:

DATE ASSESSMENT BECAME DUE	Total Costs	Units	Bldg	Phase	Annual	Points	Denominator	Record Owner (per FTV exam)
11/03/2022	1646.87	101-103, 201-203	40	8	Annual	84,000	6,123,600	JULIE ANGELA CUYLER
07/25/2022	1224.12	101-103, 201-203	42	8	Annual	105,000	6,123,600	MARY JANE BARRY
11/21/2022	1552.58	101-103 & 201-203	47	8	Biennial	84,000	61,236,000	TUYET-HOA NGUYEN
07/11/2022	4315.80	101-103 & 201-203	41	8	Annual	318,500	61,236,000	JOHN N. MEYER & JANE W. MEYER
09/13/2022	7631.30	101-103, 201-203, 301-303	39	8	Annual	682,000	91,854,000	RONALD ALBERT CAHILL & MYUNG SOOK LEE
07/21/2022	4713.92	101-103, 201-203 & 301-303	35	7	Annual	336,000	91,854,000	CAROL A. PAE & ROGER A. PAE
02/28/2022	1889.49	101, 102, 103, 201, 202 & 203	24	6	Biennial	82,000	61,236,000	DERRICK KIRBY & KARLA SUMPTER
07/25/2022	2276.12	101-103 & 201-203	45	8	Annual	154,000	61,236,000	ROGER J. SIPLES A/K/A JAMES SIPLES
07/04/2022	1957.16	101, 102, 103, 201,	24	6	Annual	105,000	61,236,000	DANIEL JACOB READ & SHANDI ALYEE READ

		202 & 203						
12/26/2022	1865.64	101-103, 201-203, 301-303	39	8	Annual	126,000	91,854,000	ALFRED H. DAVIDOFF & MAUREEN M. DAVIDOFF
07/11/2022	1492.94	101-103, 201-203	41	8	Annual	63,000	61,236,000	ROBERT W. JORDAN & HELEN MIODUS-JORDAN
07/01/2022	2577.55	101	25	6	Annual	154,000	10,206,000	MALCOLM FENTRESS & MARIAN FENTRESS
12/14/2021	1717.37	101-103, 201-203, 301-303	39	8	Annual	63,000	91,854,000	L. GRANT MITCHELL & SHARON M. MITCHELL
06/13/2022	1687.22	101-103, 201-203, 301-303	31	7	Biennial	77,000	91,584,000	RHONDA M. LEE & CHRISTOPHER R. LEE
01/28/2023	1879.62	101-103, 201-203	30	7	Biennial	77,000	61,236,000	REGINALD R. YANCY
07/25/2022	1816.52	101-103 & 201- 203	42	8	Annual	63,000	61,236,000	ANTHONY V. CHAMBLISS & HOPE-LEENDA M. CHAMBLISS
10/06/2021	1655.10	101-103 & 201- 203	42	8	Annual	77,000	61,236,000	DIANE B. RIGGLEMAN
09/07/2022	2230.76	101-103, 201-203	42	8	NOT GIVEN	126,000	61,236,000	AMERIGO BUONANNO & ROSE BUONANNO
01/28/2022	1858.56	101, 102, 201 & 202	26	6	BIENNIAL	52,500	40,824,000	JOHN A. BURNS & BARBARA R. BURNS
11/19/2022	1601.04	101-103, 201-203	41	8	NOT GIVEN	84,000	61,236,000	RONALD L. YOUNG & REGINA A. YOUNG
11/09/2022	1598.42	101, 102, 201 & 202	44	8	Annual	84,000	40,824,000	ELIZABETH M. COLLINS & T. CRAIG COLLINS

01/15/2023	2118.02	101-103, 201-203	45	8	NOT GIVEN	154,000	61,236,000	JANE A. LAPORTE & GENERO C. LAPORTE
12/28/2021	1717.37	101-103, 201-203	45	8	NOT GIVEN	63,000	61,236,000	ALBERT MASON
09/27/2022	1568.66	101-103 & 201- 203	45	8	Annual	77,000	61,236,000	KRYSTAL MARCUM & WILLIAM MARCUM
09/06/2022	1615.57	101-103 & 201- 203	40	8	Annual	77,000	61,236,000	ALEXANDER ORTH
07/29/2022	2196.78	101-103, 201-203 & 301- 303	36	7	NOT GIVEN	112,000	91,854,000	DAVID ALLAN SMITH
05/26/2022	1773.66	101-103 & 201- 203	40	8	Annual	77,000	61,236,000	MARTIN E. MAINES & CATHY A. MAINES
09/09/2022	2434.22	101, 102, 201 & 202	46	8	Annual	154,000	40,824,000	MARVIN G. BECK & LAURA S. BECK
08/26/2022	1967.22	101-103, 201-203	47	8	NOT GIVEN	105,000	61,236,000	RANDY WILLIAMS
01/04/2022	1615.57	101-103, 201-203, 301-303	39	8	Annual	77,000	91,854,000	KEVIN R. WILLIAMS, SR. & BRIDGETTE Y. WILLIAMS
02/13/2023	2031.39	101-103, 201-203, 301-303	33	7	Annual	154,000	91,854,000	DEBORAH K. WITT
01/28/2023	1965.28	101-103, 201-203, 301-303	32	7	Annual	84,000	91,854,000	WALTER L. MORRIS
04/28/2022	2228.44	101-103, 201-203, 301-303	32	7	Annual	112,000	91,854,000	EDWARD HARBOUR, SHERRI CORBIN & STEFANI WOODWORTH
08/30/2022	2117.80	101-103, 201-203 & 301- 303	31	7	Annual	126,000	91,854,000	LONNIE PAYNE

12/01/2022	1707.66	101-103, 201-203, 301-303	33	7	Annual	105,000	91,854,000	LARRY S. MARTIN & ROXANNE C. MARTIN
07/30/2022	2059.68	101-103, 201-203, 301-303	33	7	Annual	126,000	91,854,000	LEO CARRERAS & JANICE FAYE CARRERAS
07/22/2022	1697.72	101-103, 201-203, 301-303	33	7	Annual	105,000	91,854,000	RHONDA A. MCCANTS
01/24/2023	2109.46	101-103, 201-203, 301-303	33	7	Annual	154,000	91,854,000	AISHATU BANJOKO
07/09/2022	2021.12	101-103, 201-203, 301-303	34	7	NOT GIVEN	105,000	91,854,000	MICHELLE JONES KESS
08/07/2022	2513.27	101, 102, 103, 104, 201, 202 & 203	16	4	NOT GIVEN	154,000	61,236,000	LEE C. BOWLSBEY & BARBARA T. BOWLSBEY
01/28/2023	1967.22	101-103, 201-203, 301-303	34	7	NOT GIVEN	105,000	91,854,000	EDWARD J. SILVERMAN & MYRA H. SILVERMAN
08/10/2022	1978.04	101-103, 201-203, 301-303	34	7	NOT GIVEN	84,000	91,854,000	LEON CHARLES NEVERS & DONNA RAMSEY NEVERS
05/04/2022	2780.02	101, 102, 103, 201, 202 & 203	38	7	Annual	154,000	61,236,000	JOSEPH B. TOMPKINS, JR.
06/15/2022	3267.70	101-103, 201-203, 301-303	35	7	NOT GIVEN	203,000	91,854,000	DUON F. ASHMAN & JENNIFER C. ASHMAN
10/23/2022	1649.35	101, 102, 103, 201, 202 & 203	38	7	NOT GIVEN	84,000	61,236,000	MARIA BURRELL
01/09/2023	2418.23	101, 102, 103, 201, 202 & 203	37	7	NOT GIVEN	189,000	61,236,000	KATHLEEN D. SELBERLICH & LAWRENCE J. SELBERLICH
10/10/2022	797.00	101, 102, 103, 201,	37	7	Annual	84,000	61,236,000	JAMES C. CARLTON &

		202 & 203						ELIZABETH CARLTON
09/13/2022	3986.00	101, 102, 103, 201, 202 & 203	37	7	Annual	300,000	61,236,000	RONALD ALBERT CAHILL & MYUNG SOOK LEE
11/23/2022	1809.02	101, 102, 103, 201, 202 & 203	37	7	Annual	105,000	61,236,000	GHISLAIN BISSONNETTE
07/26/2022	1911.41	101, 102, 103, 201, 202 & 203	37	7	NOT GIVEN	100,000	61,236,000	CHARLES O'NEAL BAGGETT & BETH M. BAGGETT
01/28/2024	1411.04	101-103, 201-203 & 301-303	36	8	NOT GIVEN	84,000	91,854,000	BARRY BENDALL & MARY BENDALL
01/28/2022	2034.95	101-103, 201-203 & 301-303	36	7	NOT GIVEN	84,000	91,854,000	KENNETH K. BUMPAS & FRANCES H. BUMPAS
03/28/2022	1948.71	101-103, 201-203 & 301-303	36	7	Annual	84,000	91,854,000	CAMILLA J. KARI & DIANE E. BAILEY
08/30/2022	1657.86	101-103, 201-203 & 301-303	36	7	NOT GIVEN	84,000	91,854,000	RONALD W. SCOTT & PEGGY A. SCOTT
05/06/2022	1862.47	101, 102, 103, 201 & 203	29	6	NOT GIVEN	84,000	40,824,000	LARRY AND ROBYN WARMSLEY
08/07/2022	1733.11	101, 103, 104, 201, 203 & 204	27	6	NOT GIVEN	84,000	40,824,000	SEVERANCE LIVING TRUST DATED DEC 15 2006
07/26/2022	2201.12	101, 103, 104, 201, 202 & 203	16	4	NOT GIVEN	126,000	61,236,000	JACQUQLIN L. WISE
07/18/2022	1776.23	101, 102, 201, 202 & 203	29	6	NOT GIVEN	84,000	51,030,000	PAMELA L. HANCOCK & HOWARD T. HANCOCK
01/14/2023	1701.14	102 & 202	25	6	Annual	105,000	20,412,000	WALTER J. BOROWICZ

06/28/2022	2160.12	102 & 202	25	6	NOT GIVEN	112,000	20,412,000	JOAN A. FENZAU
07/04/2022	1776.23	101, 102, 103, 201, 202 & 203	24	6	NOT GIVEN	84,000	60,236,000	ROBERT A. YOUNG & SHIRLEY J. YOUNG
05/19/2022	1946.68	101, 102, 201 & 202	22	5	Annual	84,000	40,824,000	SONYA D. BRADLEY