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Kingsgate Batch #56

January 8, 2025

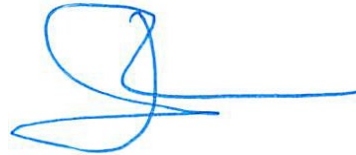
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Those listed on the attached Exhibit A

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Fairfield Williamsburg at Kingsgate, Tax Map No. D15A-1856-4318 (619 Georgetown Crescent, York County, Virginia)*, is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

You are instructed to act accordingly.



Daniel C. Zickefoose, Trustee

Trustee's Sale Time-Share Estates at

FLORIDA
1901 W Colonial Drive
Orlando, FL 32804
Tel: 407.373.7477
Fax: 407.217.1717

ARKANSAS
700 South 21st Street
Fort Smith, AR 72901
Tel: 479.242.8814
Fax: 501.770.7077

TEXAS
1100 NW Loop 410
STE 700
San Antonio, TX 78213

SOUTH CAROLINA
4000 Faber Place
STE 3000
North Charleston, SC 29405

Fairfield Williamsburg at Kingsgate

Tax Map No. D15A-1856-4318

Batch #56

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien dated September 3, 2024, and recorded in the Clerk's Office, Circuit Court, York County-Poquoson, Virginia on the date and 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, February 12, 2025 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; 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. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	DATE ASSESSMENT BECAME DUE	Total Costs	Phase -Bldg Unit Week	CURRENT OWNER	LIEN Recording Date	LIEN Instrument Number
261216808	1/1/2023	2,219.31	215-09-204-19	RUDY BAKER AND DORETHA F BAKER	9/5/24	240012039
260710520	01/01/2023	3,454.12	215-15-301-03	LINDA L NERI AND FRANK J NERI	9/5/24	240012045
260025556	01/01/2023	3,454.12	215-21-303-34	MARY E PANTELIS	9/5/24	240012053
260017959	01/01/2022	2,271.17	215-23-204-49	JOYCE L CASEY AND CHARLES H CASEY,	9/5/24	240012054
260011515	01/01/2023	2,259.90	215-19-204-37	BRANDON R CASEY AND CHRISTELL A CASEY	11/4/24	240014848
260006143	01/01/2023	2,727.19	215-19-103-12	LINDA M WRIGHT AND LLOYD J WRIGHT,	9/5/24	240012054
269503355	01/01/2023	2,257.11	215-19-204-21	ERVIN THREATT AND ROSE THREATT	9/6/24	240012083
269432266	11/11/2022	3,561.87	215-19-103-47	ALEX B. MELLOTT and TAMRA A. MELLOTT	9/9/24	240012209
269429601	01/01/2023	3,469.18	215-11-301-44	JOHN B WHITLOW, JR AND SALLY E WHITLOW	9/6/24	240012084
269420378	01/01/2023	3,464.93	215-09-303-45	EDWARD C JAMES AND DEBRA M JAMES	9/6/24	240012085

269326781	01/01/2023	3,475.79	215-17-201-14	BERLIE SCHMIDT	9/6/24	240012087
269325155	01/01/2023	3,454.12	215-11-101-50	JOSEPH A GROSSO AND INEZ T GROSSO	9/6/24	240012093
269317483	01/01/2023	2,730.44	215-12-303-28	MICHAEL D FRANKLIN AND CLAUDETTE D FRANKLIN	9/6/24	240012096
269313227	01/01/2023	3,454.12	215-11-102-25	CECIL EDWARD HURLEY	9/6/24	240012099
269310843	01/01/2023	2,734.51	215-11-203-18	BRYN E SHAW AND BRIANNA L ENNIS	9/6/24	240012106
269307781	01/01/2023	3,454.12	215-17-102-16	ARTHUR H PRATT AND PATRICIA G PRATT	9/6/24	240012107
269303939	07/18/2022	2,426.38	215-10-103-45	BRUCE FULLENLOVE AND CHRISTINE L FULLENLOVE	9/6/24	240012108
269221909	01/01/2023	2,685.11	215-06-103-18	PAUL A DIPASQUALE AND JULIA A DIPASQUALE	9/6/24	240012132
269219770	01/01/2023	2,219.31	215-06-204-11	ALAN R BARTASH AND BEVERLY K BARTASH	9/6/24	240012133
269217253	06/23/2023	2,476.51	215-06-201-51	EDMUND A KLEBE AND BETTY H KLEBE,	9/6/24	240012134
269217220	01/01/2023	2,730.98	215-06-203-32	MICHAEL J DASHNER SR AND LYNN E DASHNER	9/6/24	240012135
269214904	01/01/2023	3,405.44	215-08-201-02	AYONNA JOHNSON AND LARRY JOHNSON	9/6/24	240012136
269212510	03/16/2022	3,207.16	215-07-303-46	BARBARA A WAKEM	9/6/24	240012137
269132627	01/01/2023	3,470.36	215-08-202-36	CINDY J SIMIONE	9/6/24	240012150

269120804	01/01/2023	3,427.96	215-05-102-30	JOHN A MAGUIRE AND KATHERINE A MAGUIRE	9/6/24	240012151
269106969	01/01/2023	2,727.19	215-02-203-10	PHYLLIS R SAPP	9/6/24	240012152
269105268	01/01/2023	3,454.12	215-04-101-24	PATRICIA BROWN NELSON AND DAVID NELSON	9/6/24	240012153
269325536	01/01/2021	5,994.76	13-101-3	A. Dolores Frome	9/6/24	240012154
269427480	01/01/2022	2,850.11	19-104-13	Lindel Reid and Irish Smith Reid	9/6/24	240012155
269704433	01/01/2022	2,941.90	14-103-8	David L. Lake	9/6/24	240012157
269105870	05/22/2023	1,736.12	4-103-40	David B. Dehenzel and Carol M. Dehenzel	9/6/24	240012158