

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

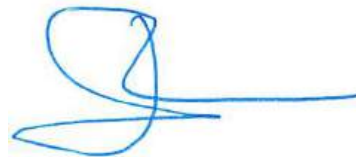
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Mary B Gormley
C/O JOE GORMLEY
19115 E PINWOOD DR
AURORA, CO 80016-3832

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
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229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

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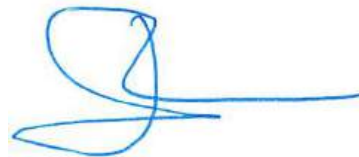
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555 LINVILLE DR
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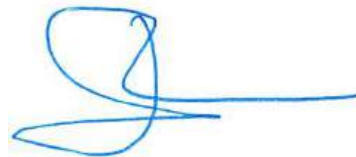
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1907 LEWIS AVE
ROCKVILLE, MD 20851

From: Daniel C. Zickefoose, Trustee

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Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
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4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

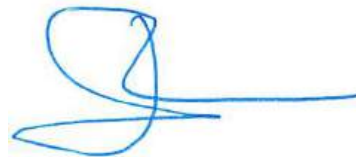
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: RAINEY, JON L and RAINEY, KATHY L,
131 GLANCY ST
GOODLETTSVILLE, TN 37072

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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Stony Court Batch #3

March 26, 2025

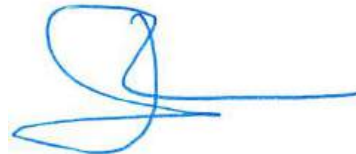
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: BROCATO, BRENDA J and BROCATO, JOHN E,
913 NORTH VAN DORN ST
BAD ADDRESS
ALEXANDRIA, VA 23304

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Time-Share Estates at
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NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
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4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

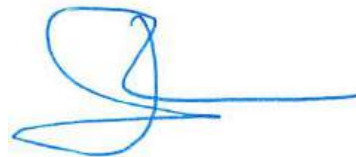
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: POY DEVELOPERS LLC
POY DEVELOPERS LLC
SACRAMENTO, CA 95814

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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.

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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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
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229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
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229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
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229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

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Stony Court Batch #3

March 26, 2025

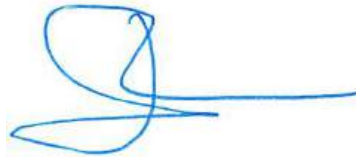
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: GROVES, BONNIE LEE and GROVES, IRA O,
C/O SHAWN A GRITZ, LLC
200 A MONROE ST STE 310
WRONG ADDRESS
ROCKVILLE, MD 20850

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
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4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

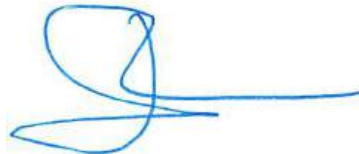
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: BALLINGER, GLORIA M and BALLINGER, JOHN G; III,
Lot 22. Farmers Hall Estates
BAD ADDRESS
CHAMPLAIN, VA 22438-0004

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 2025 at 10:00 AM** the following described Time-Share Estates located at the Project and more particularly described below.

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For information, contact: Daniel C. Zickefoose, Trustee, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
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229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
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229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
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229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
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Stony Court Batch #3

March 26, 2025

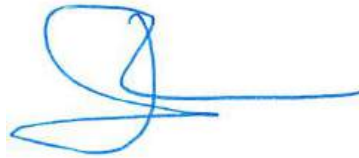
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Stephen Warren White *
4911 IROQUOIS ST
COLLEGE PARK, MD 20740-1633

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

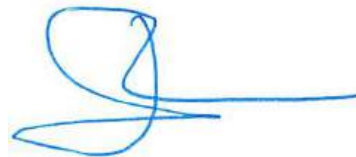
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: ANDERSON, XAVIER *
166 Allen St
New York, NY 10002

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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.

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For information, contact: Daniel C. Zickefoose, Trustee, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
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229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
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229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
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229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
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229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
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229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
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Stony Court Batch #3

March 26, 2025

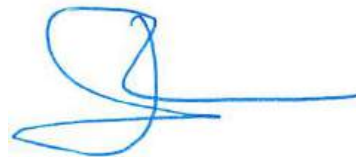
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: VAN DRIVERS CONSULTING LLC
125 N 2ND ST,SWE110-613
PHOENIX, AZ 85004

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
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4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

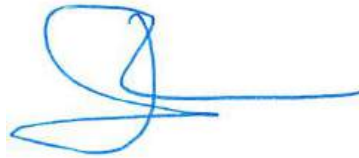
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: SULLIVAN, MICHAEL D,
6610 SPRINGSIDE AVE
DOWNERS GROVE, IL 60516-2606

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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.

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229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
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229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
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229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

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229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
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Stony Court Batch #3

March 26, 2025

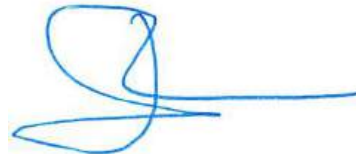
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: JOHNSON, CHARLES
1655 Centerview Drive, NW
WRONG ADDRESS
Duluth, GA 30096

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

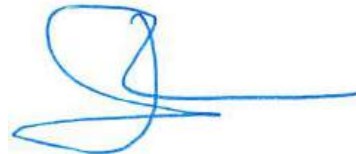
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: MCCANE, MAXINE V and MCCANE, WARREN W *
146 N LANGLEY AVE
WRONG ADDRESS
TUCSON, AZ 85710-2257

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
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Stony Court Batch #3

March 26, 2025

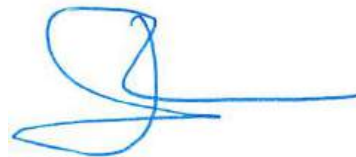
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: CAIN, DAVID L and CAIN, DAWN M.
6009 GOOD LION CT
ALEXANDRIA, VA 22315-4623

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: JAB PROPERTY INVESTMENTS LLC
C/O JOSEPH BULLINER
3739 OLD STATE ROUTE 1
NEW JOHNSONVILLE, TN 37134

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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.

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229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
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229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
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255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
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229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

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Stony Court Batch #3

March 26, 2025

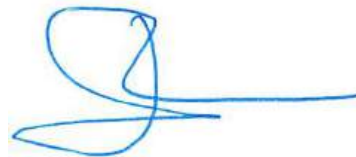
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99
and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *
6471 147TH AVE
HOLLAND, MI 47423-8928

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: MILLS REVOCABLE FAMILY TRUST LLC *
ATTN: ROB WORTHEN,#50-172
WRONG ADDRESS
ORLANDO, FL 32819

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
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229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
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229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
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229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

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Stony Court Batch #3

March 26, 2025

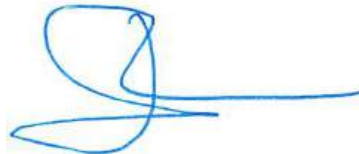
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Carroll S. Clark
21103 JADE BLUFF LANE
WRONG ADDRESS
KATY, TX 77450

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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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 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.

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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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
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4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

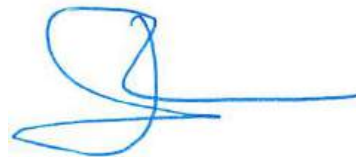
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: CHEYENNE CROSSING LLC
1704 SUWANNEE CIR
WAUNAKEE, WI 53597

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
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229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
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229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
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229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
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Stony Court Batch #3

March 26, 2025

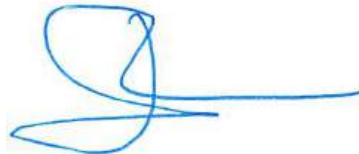
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: SEXTON, PHILIP E,
PO BOX 2559
WRONG ADDRESS
APPOMATTOX, VA 24522

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 2025 at 10:00 AM** the following described Time-Share Estates located at the Project and more particularly described below.

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For information, contact: Daniel C. Zickefoose, Trustee, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
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4796 FINLAY STREET, HENRICO, VA 23231
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Stony Court Batch #3

March 26, 2025

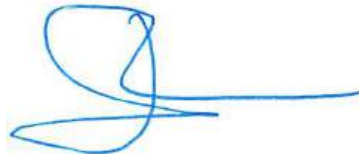
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: REED, VALERIE L *
6032 BATTLEFIELD GREEN DR
BAD ADDRESS
FREDERICKSBURG, VA 22407

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
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229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
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Stony Court Batch #3

March 26, 2025

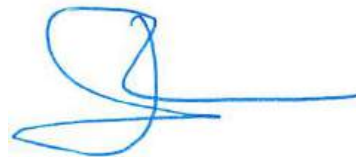
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,
322 HANCE AVE
LINTHICUM, MD 21090

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
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4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

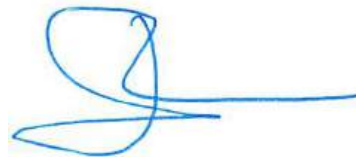
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: SHAH, LAWRENCE and SHAH, SHIRISH K
1522 Golfside Drive
Winter Park, fl 32792-5138

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
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229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
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255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
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229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
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229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
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229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
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229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
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Stony Court Batch #3

March 26, 2025

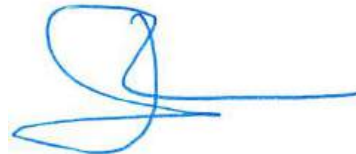
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: FORD, SHIRLEY M and FORD, TERRY L,
C/O PATRICIA MCKINLEY
172 CRUSHED APPLE DR
MARTINSBURG, WV 25403

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

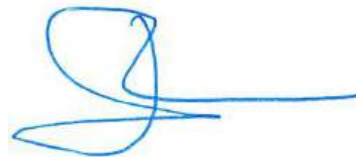
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: GOODE, BILLY RAY; JR,
225 COUNTY RD 244
GAMALIEL, AR 72537

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
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229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
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229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
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229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

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Stony Court Batch #3

March 26, 2025

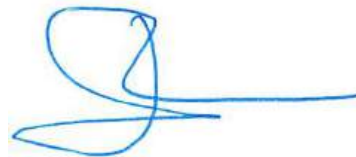
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: TOTAL COMMERCE SYSTEMS LLC
989 S MAIN ST, STE A435
COTTONWOOD, AZ 86326

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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.

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229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

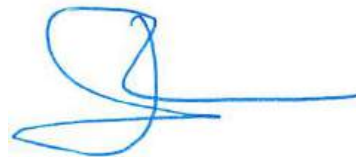
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: CROWDER, JUSTIN B
1088 OWLS CREEK LANE
VIRGINIA BEACH, VA 23451

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
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229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
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229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

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Stony Court Batch #3

March 26, 2025

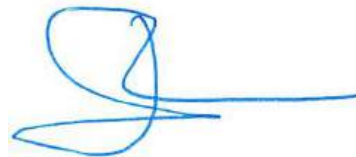
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: CARTER, JANET E. S. and GRAY, MALCOLM J
49 FORE STREET
WRONG ADDRESS
KINGSKERSWELL, NEWTON ABBOT, TQ 12 SJB

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 2025 at 10:00 AM** the following described Time-Share Estates located at the Project and more particularly described below.

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229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
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4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

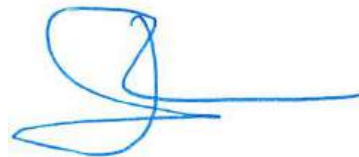
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,
608 HEADWATERS LN
ST. AUGUSTINE, FL 32092

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
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229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

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229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
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229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

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Stony Court Batch #3

March 26, 2025

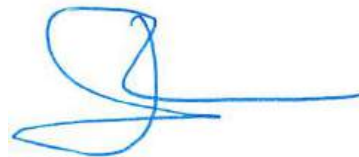
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: MCKAN, DIRK C and MCKAN, FRANCINE R,
10616 JOYCETON DR
UPPER MARLBORO, MD 20774

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
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229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: MORGAN FROST FAMILY TRUST LLC
MORGAN FROST FAMILY TRUST
WRONG ADDRESS
FORT LAUDERDALE, FL 33313

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
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Stony Court Batch #3

March 26, 2025

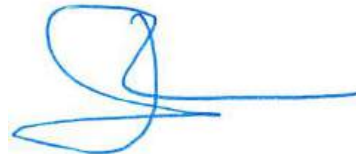
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: OCONNELL, MOLLY L and OCONNELL, ROBERT A,
WRONG ADDRESS
500 ANGELL ST APT#408
PROVIDENCE, RI 02906-4485

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
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229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

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Stony Court Batch #3

March 26, 2025

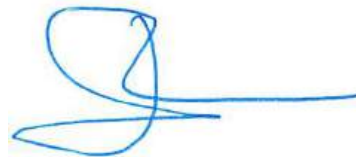
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: BROWN, KIMERLYN M and BUTLER, ANGELO A
10108 QUIET BROOK LN
CLINTON, MD 20735

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

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Stony Court Batch #3

March 26, 2025

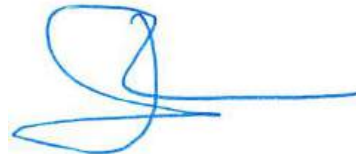
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: EPPS, LISA and GRAHAM, ULYSSES
GUARDIAN ROBERT GRAHAM
7700 BETHANY DR
FORESTVILLE, MD 20747

From: Daniel C. Zickefoose, Trustee

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
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229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

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Stony Court Batch #3

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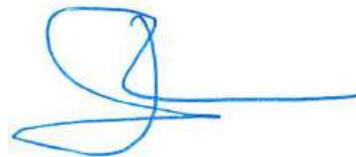
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: COLVIN, GLENNIS E and COLVIN, RAYMOND V,
2529 S SNYDER AVE
SPARROWS POINT, MD 21219

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
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4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

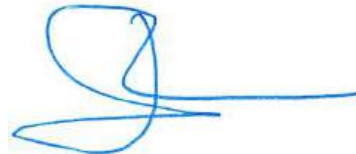
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: VACATION SOLUTIONS LIMITED LIABILITY COMPANY
C/O KIRSCHNER COMPANY
BAD ADDRESS
AURORA, CO 80014-1914

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
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229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
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Stony Court Batch #3

March 26, 2025

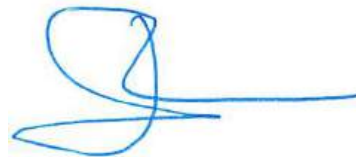
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: JOHNSON, CROZET W and JOHNSON, MARION I,
1027 N. QUAKER LANE
ALEXANDRIA, VA 22302

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

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(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

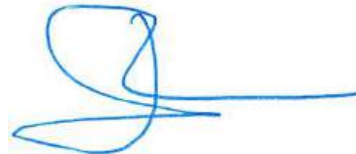
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: MARTIN, ANNETTE B, feme sole
C/O LYNN SCHENNING
3062 PEBBLE BEACH DR
ELLCOTT CITY, MD 21042

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

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Stony Court Batch #3

March 26, 2025

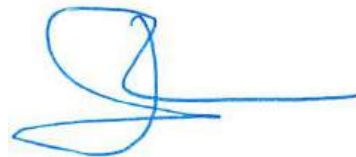
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: MURRAY, FRANKLIN R
2907 LLOYD COURT
TEMPLE HILLS, MD 20748-1146

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Trustee's Sale
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NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

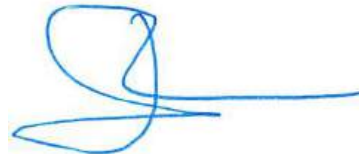
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,
C/O MICHAEL CURTIN, ESQ
2500 WISCONSIN AVE NW
WASHINGTON, DC 20008

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 2025 at 10:00 AM** the following described Time-Share Estates located at the Project and more particularly described below.

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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.

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229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
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229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
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Stony Court Batch #3

March 26, 2025

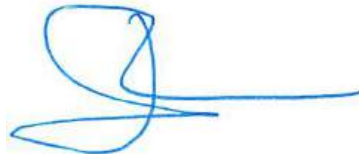
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: GARRISON, ERMAN H and GARRISON, VONDA L,
C/O Keith Garrison
14100 Lakeview Drive
Gainesville, VA 20185

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

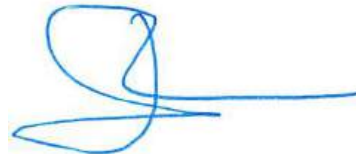
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,
ATTN: PATRICK TYSON
220 B WILLIAMS RD
GLEN BURNIE, MD 21061-2520

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 2025 at 10:00 AM** the following described Time-Share Estates located at the Project and more particularly described below.

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229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
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252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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Stony Court Batch #3

March 26, 2025

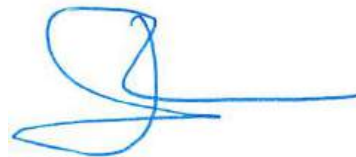
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: HAMPTON, MELVIN A
2902 FAIRLAWN ST
TEMPLE HILLS, MD 20748-1313

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

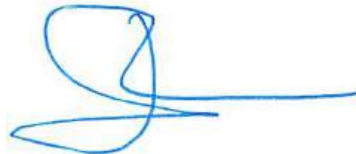
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,
451 DOTMOND RD
WRONG ADDRESS
MILTON, NC 27305-9657

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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.

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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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
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Stony Court Batch #3

March 26, 2025

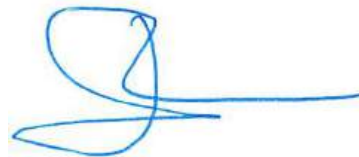
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: STOUT, LINDA A and STOUT, MICHAEL L,
2585 BAKERTON RD
HARPERS FERRY, WV 25425-5306

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

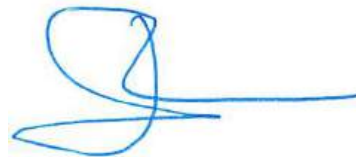
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: ELLIS, ESTELLE F and ELLIS, MAXINE M,
428 JUDY CT #123
MERCED, CA 95348-2819

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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.

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229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
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229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
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Stony Court Batch #3

March 26, 2025

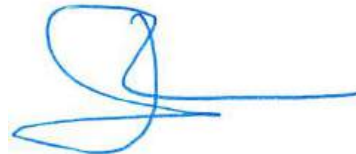
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: VACATION SOLUTIONS LLC
C/O KIRSCHNER COMPANY
BAD ADDRESS
AURORA, CO 80014-1914

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024

LAW OFFICES
ECK, CONLEY & RICHARDSON, PLLC
4796 FINLAY STREET, HENRICO, VA 23231
(804) 788-4457
(804) 644-3461 FACSIMILE

Stony Court Batch #3

March 26, 2025

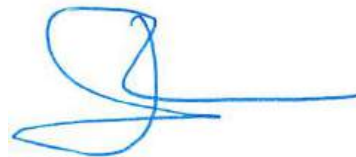
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: SHEEHAN, CHERYL F,
910 HARBOR AVE
MONROE, MI 40162-5602

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), 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
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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.

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For information, contact: Daniel C. Zickefoose, Trustee, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

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229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
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229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
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229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
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229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
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229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
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229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
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229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
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229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
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Stony Court Batch #3

March 26, 2025

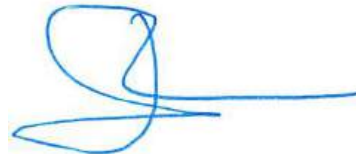
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: GRAPES, ALICE E and GRAPES, C. NEIL,
C/O Verda Grapes
524 Jersey Mtn. Rd
Romney, WV 26757

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at "Stony Court at Bryce Mountain Resort"*, Plat Liber 420 page 584 (2742 Fairway Drive, Basye, Virginia 22810), is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act (the "Time-Share Act").

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Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Stony Court at Bryce Mountain Resort

Plat Liber 420 page 584

Batch #3

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandums of Lien recorded on September 17, 2024 in the Clerk's Office, Circuit Court, Shenandoah County, Virginia as instrument number 202404992 (the "Memorandum") executed by Stony Court Time-Share 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 Stony Court at Bryce Mountain Resort, located at 2742 Fairway Dr, Basye, Virginia 22810, (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 steps of the Shenandoah Courthouse, 112 S Main St, Woodstock, VA 22664 on **Wednesday, April 30, 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, VA 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com; or Ramiyus Wood, Eck, Collins & Richardson, Affiliated Law Offices, 4796 Finlay Street, Henrico, VA 23231, (804) 788-4457 (W), (804) 644-3461 (F); rwood@ecrlegal.com. Those Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Contract #	Total Amount	Usage	Unit	Week	UnitType	TITLED OWNER(S)	Inst. No.	Date became due
229661	\$26,672.24	Annual	608	7	2BRTH w/ Loft	Mary B Gormley	810003356	2022-2024
229296	\$40,227.14	Annual	607	11	2BRTH w/ Loft	Ollie D Hunting and D. Joann Hunting	950005778	2022-2024
229554	\$27,894.73	Annual	633	12	2BRTH w/ Loft	GULICK, MARJORIE L and GULICK, RONALD K,	990002719	2022-2024
229135	\$34,715.43	Annual	604	13	2BRTH w/ Loft	RAINEY, JON L and RAINEY, KATHY L,	960003083	2022-2024
229144	\$40,649.88	Annual	612	15	2BRTH w/ Loft	BROCATO, BRENDA J and BROCATO, JOHN E,	840006032	2022-2024
229118	\$16,943.27	Annual	627	19	2BRTH w/ Loft	POY DEVELOPERS LLC	100001216	2022-2024
229242	\$11,838.91	Annual	621	20	2BRTH w/ Loft	GROVES, BONNIE LEE and GROVES, IRA O,	840005951	2022-2024
229140	\$28,587.29	Annual	630	21	2BRTH w/ Loft	BALLINGER, GLORIA M and BALLINGER, JOHN G; III,	960006016	2022-2024
229104	\$27,279.06	Annual	627	21	2BRTH w/ Loft	Stephen Warren White *	10008483	2022-2024

258591	\$ 6,532.05	Annual	607	22	2BRTH w/ Loft	ANDERSON, XAVIER *	170006827	2022-2024
229110	\$16,733.87	Annual	630	23	2BRTH w/ Loft	VAN DRIVERS CONSULTING LLC	100005840	2022-2024
229401	\$14,935.11	Annual	613	23	2BRTH w/ Loft	SULLIVAN, MICHAEL D,	110000327	2022-2024
229082	\$21,996.17	Annual	612	24	2BRTH w/ Loft	JOHNSON, CHARLES	170000067	2022-2024
229706	\$16,018.50	Annual	630	24	2BRTH w/ Loft	MCCANE, MAXINE V and MCCANE, WARREN W *	960005114	2022-2024
229028	\$18,905.13	Annual	633	25	2BRTH w/ Loft	CAIN, DAVID L and CAIN, DAWN M.	960007456	2022-2024
248004	\$ 7,716.18	Annual	612	25	2BRTH w/ Loft	JAB PROPERTY INVESTMENTS LLC	160001541	2022-2024
229074	\$7,329.93	Annual	630	25	2BRTH w/ Loft	Glen C Moon, Trustee of the Glen C Moon Rev Lvg Trust under agreement dtd 4-21-99 and Linda E Moon, Trustee of the Linda E Moon Rev Lvg Trust under agreement dtd 4-21-99 *	990005163	2022-2024
229094	\$17,155.06	Annual	631	26	2BRTH w/ Loft	MILLS REVOCABLE FAMILY TRUST LLC *	100002535	2022-2024
229149	\$25,542.37	Annual	631	28	2BRTH w/ Loft	Carroll S. Clark	830003274	2022-2024

229669	\$14,720.06	Annual	630	28	2BRTH w/ Loft	CHEYENNE CROSSING LLC	110000071 Correction Deed: 110001144	2022-2024
229100	\$41,487.15	Annual	621	29	2BRTH w/ Loft	SEXTON, PHILIP E,	830003055	2022-2024
229127	\$21,127.54	Annual	613	30	2BRTH w/ Loft	REED, VALERIE L *	60011322	2022-2024
229125	\$20,360.96	Annual	620	31	2BRTH w/ Loft	ROZANSKI, CAROLYN and ROZANSKI, STEPHEN MICHAEL,	960003082	2022-2024
229330	\$ 9,112.29	Annual	608	31	2BRTH w/ Loft	SHAH, LAWRENCE and SHAH, SHIRISH K	130001582	2022-2024
229278	\$ 8,440.33	Annual	620	33	2BRTH w/ Loft	FORD, SHIRLEY M and FORD, TERRY L,	830003975	2022-2024
255921	\$ 6,638.45	Annual	621	33	2BRTH w/ Loft	GOODE, BILLY RAY; JR,	170004159	2022-2024
252922	\$ 6,363.37	Annual	613	33	2BRTH w/ Loft	TOTAL COMMERCE SYSTEMS LLC	160006512	2022-2024
229150	\$28,621.56	Annual	616	34	2BRTH w/ Loft	CROWDER, JUSTIN B	20009669	2022-2024
229737	\$19,312.21	Annual	602	35	2BRTH w/ Loft	CARTER, JANET E. S. and GRAY, MALCOLM J	70005131	2022-2024
229131	\$16,992.42	Annual	621	36	2BRTH w/ Loft	WEATHERLY, LINDA M and WEATHERLY, RAYMOND J,	830001640	2022-2024
229442	\$ 1,520.95	Annual	604	36	2BRTH w/ Loft	MCKAN, DIRK C and MCKAN, FRANCINE R,	830002178	2022-2024
229105	\$16,552.07	Annual	627	37	2BRTH w/ Loft	MORGAN FROST FAMILY TRUST LLC	100003539	2022-2024

229108	\$12,309.39	Annual	612	37	2BRTH w/ Loft	OCONNELL, MOLLY L and OCONNELL, ROBERT A,	830003304	2022-2024
229451	\$19,114.34	Annual	613	38	2BRTH w/ Loft	BROWN, KIMERLYN M and BUTLER, ANGELO A	940003768	2022-2024
229258	\$16,942.61	Annual	616	38	2BRTH w/ Loft	EPPS, LISA and GRAHAM, ULYSSES	10001179	2022-2024
229124	\$25,496.96	Annual	620	39	2BRTH w/ Loft	COLVIN, GLENNIS E and COLVIN, RAYMOND V,	830004580	2022-2024
229095	\$19,604.48	Annual	633	39	2BRTH w/ Loft	VACATION SOLUTIONS LIMITED LIABILITY COMPANY	80002657	2022-2024
229128	\$34,045.82	Annual	621	40	2BRTH w/ Loft	JOHNSON, CROZET W and JOHNSON, MARION I,	820004678	2022-2024
229328	\$14,636.49	Annual	612	40	2BRTH w/ Loft	MARTIN, ANNETTE B, feme sole	930001116	2022-2024
229184	\$22,458.62	Annual	602	41	2BRTH w/ Loft	MURRAY, FRANKLIN R	860000056	2022-2024
229219	\$15,439.67	Annual	627	42	2BRTH w/ Loft	FROHMAN, ALICE PATRICIA, , and RYAN, FRANCES E,	910004842	2022-2024
229411	\$ 7,041.75	Annual	630	42	2BRTH w/ Loft	GARRISON, ERMAN H and GARRISON, VONDA L,	810003714	2022-2024
229326	\$12,334.08	Annual	604	43	2BRTH w/ Loft	RICHARDSON, CHARLES A and RICHARDSON, LILLIAN M,	980006087	2022-2024
229283	\$ 4,280.25	Annual	631	43	2BRTH w/ Loft	HAMPTON, MELVIN A	930005354	2022-2024

229148	\$32,905.75	Annual	604	44	2BRTH w/ Loft	FITZGERALD, EUNICE H and FITZGERALD, RUSSELL,	840000920	2022-2024
229263	\$22,381.08	Annual	621	44	2BRTH w/ Loft	STOUT, LINDA A and STOUT, MICHAEL L,	940007250	2022-2024
229132	\$36,903.91	Annual	608	45	2BRTH w/ Loft	ELLIS, ESTELLE F and ELLIS, MAXINE M,	830005284	2022-2024
229092	\$23,245.92	Annual	607	45	2BRTH w/ Loft	VACATION SOLUTIONS LLC	60010044	2022-2024
229306	\$34,877.75	Annual	604	46	2BRTH w/ Loft	SHEEHAN, CHERYL F,	970002148	2022-2024
229380	\$29,831.66	Annual	630	46	2BRTH w/ Loft	GRAPES, ALICE E and GRAPES, C. NEIL,	810002153	2022-2024