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Old Town Alexandria Batch #19

January 13, 2026

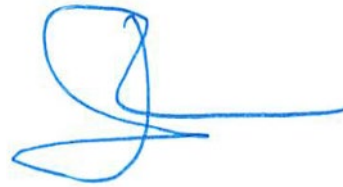
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: To all those owners listed on the Exhibit "A"

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Fairfield Washington DC at Old Town Alexandria, Tax Map # 50664950*, is being sent in accordance with Section 55-370(D)(4) of the Virginia Real Estate Time-Share Act.

You are instructed to act accordingly.



Daniel C. Zickefoose, Trustee

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

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

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

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

Trustee's Sale
Time-Share Estates at
Fairfield Washington DC at Old Town Alexandria
Tax Map # 50664950

Old Town Alexandria Batch #19

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded on August 26, 2025 in the Clerk's Office of the Circuit Court for the City of Alexandria, Virginia, as instrument #LR250008533, executed by King Street Metroplace Property Owners Association, Inc., (the "Association"), as beneficiary, to Philip W. Richardson and/or Daniel C. Zickefoose, Trustees to perfect certain liens of Time-Share Owners at *Fairfield Washington DC at Old Town Alexandria, a Time-Share* located at 1757 King Street, Alexandria, Virginia 22314, (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 Trustees in such Memorandum, has declared all the debts and obligations secured by the Memorandum of Lien due and payable and will offer for sale at public auction to the highest bidder at the City of Alexandria Courthouse, 520 King Street, Alexandria, Virginia 22314 on Wednesday, February 18, 2026 at 11:00 AM, the following described Time-Share Estates located at the Project and more particularly described below.

Together with all and singular, the rights and privileges, hereditaments and tenements thereunto belonging or in anywise appertaining, and any easements or rights of way for the use thereof as contained in the Time-Share Instrument for the Time-Share Project, the Articles of Incorporation and Bylaws for the Association and all related documents in connection with the Time-Share Project and Time-Share Program, collectively, the "Documents". The Association as beneficiary under the Memorandum of Lien reserves the right to bid at said sale. TERMS OF SALE: Certified funds, cashier's check, and/or trust account check. A bidder's deposit of THIRTY percent (30%) must be presented at the time of the Trustee's Sale with settlement in full to be made within 10 calendar days from the date of the said sale. Time-Share Estates may be sold individually, in blocks or in bulk and will be sold "AS IS" without representations or warranties of any kind. The sale will be subject to all easements, restrictions, conditions, and reservations of record affecting the title to the Time-Share Estates hereinafter described, especially the Documents. Pursuant to the Fair Debt Collections Practices Act, this notice is an attempt to collect a debt and any information obtained will be used for that purpose. For information, contact: Daniel C. Zickefoose, Attorney at Law and Trustee, 4796 Finlay Street, Henrico, Virginia 23231, Dan@ecrlegal.com (804) 788-4457 (W); (804) 644-3461 (F) or Helen Keeley, Title Services, Wyndham Vacation Ownership, Inc., 501 W. Church Street Orlando, FL 32805, Helen.Keeley@travelandleisure.com (800) 251-8736, option 2, then option 3 (W); (407) 626-4417 (F). The Time-Share Estates subject to the foreclosure sale under the Memorandum are more fully described in the recorded Memorandum and are briefly described as follows:

Contract	Ownership	Use Year	Phase	Points	Units	Default Date	Total	Record Owner
000260019393	ANNUAL	ANNUAL	320305	77,000	501-514	2/26/2024	2,284.82	Michele T. Brooks
000260029608	ANNUAL	ANNUAL	320305	77,000	501-514	12/27/2023	2,347.42	Michael Jaramillo
000260050406	BIENNIAL	ODD	320303	63,000	301-314	9/30/2023	2,284.14	Johnnie Lee Spearman Jr.
000320000201	BIENNIAL	ODD	320303	52,500	301-314	11/6/2023	2,113.76	Karlon Green and J'Wel Vaughan
000320001365	BIENNIAL	ODD	320303	63,000	301-314	11/8/2023	2,245.26	Carol A. Finan
000320009798	BIENNIAL	EVEN	320304	77,000	401-414	5/28/2024	2,156.42	Suzanne J. Babbio
000320011836	BIENNIAL	ODD	320303	52,500	301-314	8/12/2020	3,173.79	Lester D. Burnett
000320012248	BIENNIAL	ODD	320302	63,000	201-212	7/18/2023	2,381.74	Bertha Thomas, Trustee of The Bertha Thomas Trust of 2006 dated April 10, 2006, and the First Amendment to the Trust dated June 9, 2006
000320016678	BIENNIAL	ODD	320305	63,000	501-514	9/4/2023	2,308.49	David Holbrook and Angela Holbrook
000320017437	ANNUAL	ANNUAL	320305	154,000	501-514	8/3/2024	2,645.55	Ann B. Hacobs and Henry S. Jacobs
000320028657	ANNUAL	ANNUAL	320306	154,000	601-609 & 611-614	9/29/2024	2,477.95	L Frazier White and Danette White
000320203292	ANNUAL	ANNUAL	320304	192,000	401-414	10/23/2024	2,586.82	Lori N Bynum and Cullen Bynum
000320204886	ANNUAL	ANNUAL	320305	77,000	501-514	5/30/2024	2,156.42	Robert A. Giles
000320305006	ANNUAL	ANNUAL	320304	231,000	401-414	5/5/2024	3,425.40	John Eckhardt and Wanda Eckhardt
000320815202	ANNUAL	ANNUAL	320305	210,000	501-514	8/20/2024	2,897.71	Sandra Shands Strong
000320817125	BIENNIAL	ODD	320304	84,000	401-414	3/27/2024	2,309.41	Dwight E. Johnson
000320828353	BIENNIAL	ODD	320302	84,000	201-212	1/21/2024	2,402.79	Betsy Ross Hooper
000321411381	ANNUAL	ANNUAL	320305	84,000	501-514	7/18/2023	2,668.74	KAREN BETTIUS

000329806731	ANNUAL	ANNUAL	320301	154,000	105-112	7/16/2024	2,641.44	Paul G. Rudolph and Shirley M. Rudolph
000329809925	BIENNIAL	ODD	320301	52,500	105-112	8/24/2023	2,193.92	Lynette G. Skipwith and George T. Skipwith
000329904999	BIENNIAL	EVEN	320302	63,000	201-212	1/28/2024	2,243.42	Denise L. Sutton
004252301673	BIENNIAL	ODD	320305	63,000	501-514	8/22/2023	2,347.62	SKYLER CLABOUGH

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