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FLORIDA OFFICE:
1901 WEST COLONIAL DRIVE
ORLANDO, FLORIDA 32804

SOUTH CAROLINA OFFICE:
400 SOUTH FABER DRIVE, SUITE 300
NORTH CHARLESTON, SOUTH CAROLINA 29405

Powhatan Plantation Batch #3
Contract: 212704

July 1, 2026

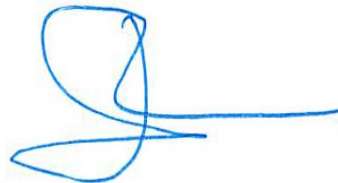
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Steven W. Goode
30 Kenrick St.
Brighton, MA 02135

From: Daniel C. Zickefoose, Trustee

TAKE NOTICE: The attached *Trustee's Sale of Time-Share Estates at Hilton Vacation Club The Historic Powhatan Williamsburg*, Tax Map No. 3740300__, (3601 Ironbound Rd, Williamsburg, Virginia 23188), is being sent in accordance with Section §55.1-2211(D)(4) of the Virginia Real Estate Time-Share Act.

You are instructed to act accordingly.



Daniel C. Zickefoose, Trustee

Trustee's Sale
Time-Share Estates at
Hilton Vacation Club The Historic Powhatan Williamsburg
Tax Map No. 3740300

Powhatan Plantation Batch #3
DCZ Final

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded in the James City County Circuit Court Clerk's Office on 4/27/2026 and instrument #202604973 and executed by at Powhatan Plantation Owners Association (the "Association"), as beneficiary, to Philip W. Richardson and/or Daniel C. Zickefoose, Trustees, either of whom may act, to perfect certain liens of Time-Share Owners at "*Hilton Vacation Club The Historic Powhatan Williamsburg*", located at 3601 Ironbound Rd, Williamsburg, Virginia 23188, (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 of Lien due and payable and will offer for sale at public auction to the highest bidder at the steps of the Williamsburg/James City Courthouse, 5201 Monticello Ave Ste 2, Williamsburg, VA 23188 on Wednesday, August 5, 2026 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 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 federal 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, Trustee, 4796 Finlay Street, Henrico, Virginia 23231, (804) 788-4457 (W); (804) 644-3461 (F); Dan@ecrlegal.com. The Time-Share Estates subject to the foreclosure sale under the Memorandum are briefly described as follows:

Exhibit A

Contr Num	Unit type code	Unit num	Season code	element	Oeb code	Total Due	Record Owner	Lien recording date	Lien Instrument #
212704	4S	228	WHI	3	B	\$2,449.88	Steven W. Goode	4/27/2026	202604973