

ECK, CONLEY & RICHARDSON, PLLC

ATTORNEYS AT LAW

Philip W. Richardson
Christopher B. Conley
Joel D. Johnson
Douglas S. Carr

700 South 21st Street
Fort Smith, AR 72901
Tel: 804.788.4457
Fax: 804.644.3461

www.ECRLEGAL.com

Daniel C. Zickefoose
Jacob A. Coleman
Of Counsel
Barbara Overtons

Old Town Alexandria Batch #20

August 17, 2026

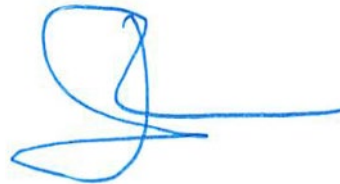
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: THOMAS RYEFIELD
1707 E SCHWARTZ BLVD
LADY LAKE, FL 32159

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 55.1-2211 (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 #20

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded on April 7, 2026 in the Clerk's Office of the Circuit Court for the City of Alexandria, Virginia, as instrument #LR260003541, 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, September 23, 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	Points	Unit (s)	Phase Desc	Record Owner	Default Date	Total
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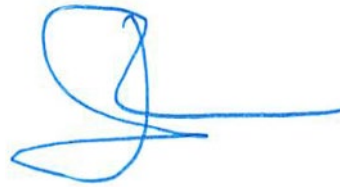
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To: Marcia Sloan
3844 CROSS CREEK RD
NASHVILLE, TN 37215

From: Daniel C. Zickefoose, Trustee

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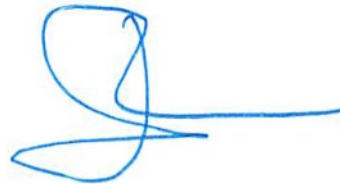
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To: M. Virginia Perry
509 N WEST AVE
VINELAND, NJ 08360

From: Daniel C. Zickefoose, Trustee

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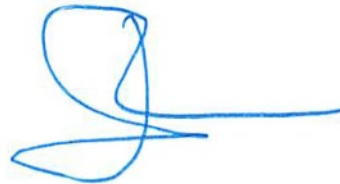
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PO BOX 762
LAUREL, MD 20725

From: Daniel C. Zickefoose, Trustee

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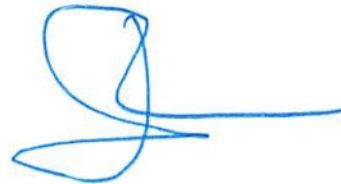
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SEQUIM, WA 98382

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 55.1-2211 (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 #20

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded on April 7, 2026 in the Clerk's Office of the Circuit Court for the City of Alexandria, Virginia, as instrument #LR260003541, 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, September 23, 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	Points	Unit (s)	Phase Desc	Record Owner	Default Date	Total
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Joel D. Johnson
Douglas S. Carr

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Fort Smith, AR 72901
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www.ECRLEGAL.com

Daniel C. Zickefoose
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Old Town Alexandria Batch #20

August 17, 2026

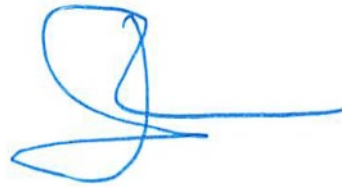
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Edward Eastmond Jr. and Marian Eastmond
206 WEST ST
UNION BEACH, NJ 07735

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 55.1-2211 (D)(4) of the Virginia Real Estate Time-Share Act.

You are instructed to act accordingly.



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Old Town Alexandria Batch #20

August 17, 2026

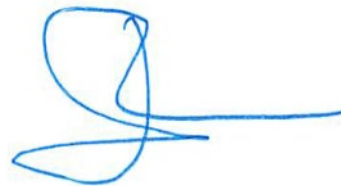
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Marjorie E. Balis and John S. Balis
6166 LEESBURG PIKE
FALLS CHURCH, VA 22044

From: Daniel C. Zickefoose, Trustee

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Old Town Alexandria Batch #20

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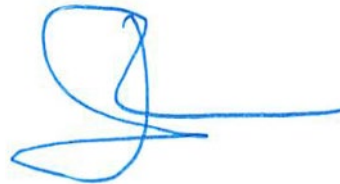
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To: LAUREL M PIERQUET
1026 OAK ST
OSHKOSH, WI 54901

From: Daniel C. Zickefoose, Trustee

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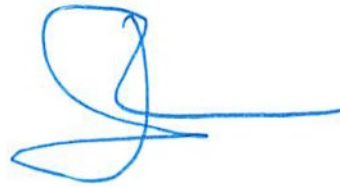
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To: Patricia A. Burnett and Patricia B. Alexander
604 N MAIN ST
PORT CHESTER, NY 10573

From: Daniel C. Zickefoose, Trustee

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Tax Map # 50664950

Old Town Alexandria Batch #20

NOTICE OF TRUSTEE'S SALE. In execution of a certain Memorandum of Lien recorded on April 7, 2026 in the Clerk's Office of the Circuit Court for the City of Alexandria, Virginia, as instrument #LR260003541, 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, September 23, 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	Points	Unit (s)	Phase Desc	Record Owner	Default Date	Total
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000320010168	ANNUAL	EACH	105,000/ 119,514,500	401-414	Group D	M. Virginia Perry	12/23/2024	\$2,359.14
000320015951	BIENNIAL	ODD	63,000/ 119,514,500	501-514	Group E	MARTINA A TAYLOR	4/21/2024	\$2,267.74
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END

ECK, CONLEY & RICHARDSON, PLLC

ATTORNEYS AT LAW

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Christopher B. Conley
Joel D. Johnson
Douglas S. Carr

700 South 21st Street
Fort Smith, AR 72901
Tel: 804.788.4457
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Daniel C. Zickefoose
Jacob A. Coleman
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Old Town Alexandria Batch #20

August 17, 2026

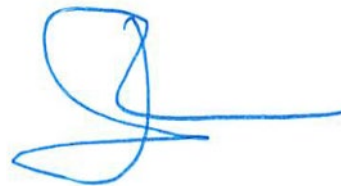
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: Marjorie E. Balis and John S. Balis
6166 LEESBURG PIKE
FALLS CHURCH, VA 22044

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 55.1-2211 (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
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Fort Smith, AR 72901
Tel: 479.242.8814
Fax: 501.770.7077

TEXAS
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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 #20

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Old Town Alexandria Batch #20

August 17, 2026

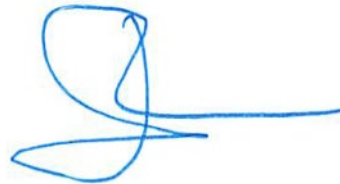
VIA REGISTERED MAIL RETURN RECEIPT REQUESTED

To: CHARLES H OWENS and MINNIE S OWENS
9355 RUSTLING LEAF
COLUMBIA, MD 21045

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 55.1-2211 (D)(4) of the Virginia Real Estate Time-Share Act.

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Daniel C. Zickefoose, Trustee

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Time-Share Estates at
Fairfield Washington DC at Old Town Alexandria
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Old Town Alexandria Batch #20

August 17, 2026

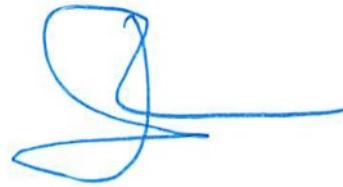
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To: Patricia S. Ticer
106 W BRADDOCK RD
ALEXANDRIA, VA 22301

From: Daniel C. Zickefoose, Trustee

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