

**TRUSTEE'S SALE of TIME-SHARE ESTATES BY
BOARDWALK VILLAS OWNERS ASSOCIATION
VIRGINIA BEACH, VIRGINIA
June 6, 2023 at 10:00 a.m.**

In execution of certain Memoranda of Liens delivered by the Boardwalk Villas Owners Association (the "Association"), against certain time-share estates (the "Time-share Estates"), which are duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia (the "Clerk's Office"), the owners thereof having failed to pay the maintenance fees and assessments, both regular and special, due to the Association and applicable to each Time-share Estate, the undersigned, as duly appointed Trustee for the Association and in accordance with §55.1-2211 of the Virginia Code, will offer for sale at public auction in front of the building housing the Virginia Beach Circuit Court, facing Nimmo Pkwy (Building 10), Virginia Beach Judicial Center, 2425 Nimmo Pkwy, Virginia Beach, VA 23456 on **June 6, 2023 at 10:00 a.m.**, the Time-Share Estates at that certain real estate time-share project known as "Boardwalk Resort Hotel and Villas, a Time-Share", located at 1601 Atlantic Avenue, Virginia Beach, Virginia 23451, as more fully described in that certain Time-Share Instrument for Boardwalk Resort Hotel and Villas, a Time-Share, dated May 18, 2001, and recorded in the Clerk's Office in Deed Book 4437, Page 821, as amended and/or supplemented, and as more particularly described in the Memoranda of Liens listed below:

Unit 606 / Week 39	Annually	Lien recorded as Instrument No. 202303005862	File No. 215106
Unit 905 / Week 41	Annually	Lien recorded as Instrument No. 202303005863	File No. 215185
Unit 306 / Week 42	Annually	Lien recorded as Instrument No. 202303005864	File No. 229287
Unit 601 / Week 42	Annually	Lien recorded as Instrument No. 202303005866	File No. 229288
Unit 509 / Week 3	Annually	Lien recorded as Instrument No. 202303005867	File No. 229289
Unit 405 / Week 45	Annually	Lien recorded as Instrument No. 202303005868	File No. 229290
Unit 503 / Week 4	Annually	Lien recorded as Instrument No. 202303005869	File No. 229291
Unit 902 / Week 37	Annually	Lien recorded as Instrument No. 202303005870	File No. 229292
Unit 501 / Week 40	Annually	Lien recorded as Instrument No. 202303005871	File No. 229293
Unit 508 / Week 49	Annually	Lien recorded as Instrument No. 202303005872	File No. 229294
Unit 703 / Week 34	Annually	Lien recorded as Instrument No. 202303005873	File No. 229295
Unit 305 / Week 9	Annually	Lien recorded as Instrument No. 202303005874	File No. 229296
Unit 804 / Week 26	Annually	Lien recorded as Instrument No. 202303005878	File No. 229297
Unit 707 / Week 25	Annually	Lien recorded as Instrument No. 202303005880	File No. 229298
Unit 1109 / Week 30	Annually	Lien recorded as Instrument No. 202303005876	File No. 229299
Unit 1103 / Week 35	Annually	Lien recorded as Instrument No. 202303005877	File No. 229300
Unit 1109 / Week 46	Annually	Lien recorded as Instrument No. 202303005879	File No. 229301
Unit 204 / Week 21	Annually	Lien recorded as Instrument No. 202303005882	File No. 229302
Unit 1106 / Week 10	Annually	Lien recorded as Instrument No. 202303005881	File No. 229303
Unit 1004 / Week 49	Annually	Lien recorded as Instrument No. 202303005883	File No. 229304
Unit 901 / Week 46	Annually	Lien recorded as Instrument No. 202303005884	File No. 229305
Unit 705 / Week 32	Annually	Lien recorded as Instrument No. 202303005886	File No. 229306
Unit 201 / Week 1	Annually	Lien recorded as Instrument No. 202303005885	File No. 229307
Unit 702 / Week 12	Annually	Lien recorded as Instrument No. 202303005887	File No. 229308
Unit 1108 / Week 3	Annually	Lien recorded as Instrument No. 202303005893	File No. 229311
Unit 505 / Week 32	Annually	Lien recorded as Instrument No. 202303005890	File No. 229312
Unit 502 / Week 12	Annually	Lien recorded as Instrument No. 202303005970	File No. 229314
Unit 801 / Week 30	Annually	Lien recorded as Instrument No. 202303005971	File No. 229315
Unit 1006 / Week 34	Annually	Lien recorded as Instrument No. 202303005974	File No. 229316
Unit 704 / Week 43	Annually	Lien recorded as Instrument No. 202303005973	File No. 229317
Unit 602 / Week 49	Annually	Lien recorded as Instrument No. 202303005975	File No. 229318
Unit 902 / Week 24	Annually	Lien recorded as Instrument No. 202303005981	File No. 229319
Unit 808 / Week 49	Annually	Lien recorded as Instrument No. 202303005976	File No. 229320
Unit 803 / Week 44	Annually	Lien recorded as Instrument No. 202303005977	File No. 229321
Unit 306 / Week 35	Annually	Lien recorded as Instrument No. 202303005978	File No. 229322
Unit 805 / Week 21	Annually	Lien recorded as Instrument No. 202303005979	File No. 229323
Unit 509 / Week 6	Annually	Lien recorded as Instrument No. 202303005980	File No. 229324
Unit 608 / Week 46	Annually	Lien recorded as Instrument No. 202303005982	File No. 229326

Unit 408	/	Week 10	Annually	Lien recorded as Instrument No. 202303005983	File No. 229327
Unit 205	/	Week 4	Annually	Lien recorded as Instrument No. 202303005985	File No. 229328
Unit 904	/	Week 1	Annually	Lien recorded as Instrument No. 202303005984	File No. 229329
Unit 1106	/	Week 35	Annually	Lien recorded as Instrument No. 202303005986	File No. 229330
Unit 903	/	Week 26	Annually	Lien recorded as Instrument No. 202303005989	File No. 229332
Unit 707	/	Week 7	Annually	Lien recorded as Instrument No. 202303005987	File No. 229333
Unit 608	/	Week 19	Annually	Lien recorded as Instrument No. 202303005988	File No. 229334
Unit 502	/	Week 5	Annually	Lien recorded as Instrument No. 202303005990	File No. 229335
Unit 907	/	Week 45	Annually	Lien recorded as Instrument No. 202303005992	File No. 229336
Unit 709	/	Week 11	Annually	Lien recorded as Instrument No. 202303005993	File No. 229338
Unit 708	/	Week 20	Annually	Lien recorded as Instrument No. 202303005994	File No. 229340
Unit 1104	/	Week 35	Annually	Lien recorded as Instrument No. 202303006015	File No. 215181
Unit 501	/	Week 20	Annually	Lien recorded as Instrument No. 202303006016	File No. 215218
Unit 1105	/	Week 1	Annually	Lien recorded as Instrument No. 202303006017	File No. 229341
Unit 202	/	Week 18	Annually	Lien recorded as Instrument No. 202303006047	File No. 229342
Unit 906	/	Week 19	Annually	Lien recorded as Instrument No. 202303006018	File No. 229343
Unit 907	/	Week 8	Annually	Lien recorded as Instrument No. 202303006020	File No. 229346
Unit 403	/	Week 21	Annually	Lien recorded as Instrument No. 202303006048	File No. 229347
Unit 704	/	Week 31	Annually	Lien recorded as Instrument No. 202303006021	File No. 229348
Unit 804	/	Week 9	Annually	Lien recorded as Instrument No. 202303006022	File No. 229349
Unit 409	/	Week 3	Annually	Lien recorded as Instrument No. 202303006049	File No. 229350
Unit 1006	/	Week 47	Annually	Lien recorded as Instrument No. 202303006023	File No. 229352
Unit 1006	/	Week 9	Annually	Lien recorded as Instrument No. 202303006054	File No. 229353
Unit 702	/	Week 48	Annually	Lien recorded as Instrument No. 202303006024	File No. 229354
Unit 1108	/	Week 50	Annually	Lien recorded as Instrument No. 202303006025	File No. 229355
Unit 507	/	Week 37	Annually	Lien recorded as Instrument No. 202303006051	File No. 229358
Unit 301	/	Week 42	Annually	Lien recorded as Instrument No. 202303006052	File No. 229359
Unit 704	/	Week 27	Annually	Lien recorded as Instrument No. 202303006026	File No. 229360
Unit 801	/	Week 9	Annually	Lien recorded as Instrument No. 202303006027	File No. 229361
Unit 1107	/	Week 6	Annually	Lien recorded as Instrument No. 202303006053	File No. 229362
Unit 1103	/	Week 23	Annually	Lien recorded as Instrument No. 202303006028	File No. 229364
Unit 602	/	Week 11	Annually	Lien recorded as Instrument No. 202303006029	File No. 229365
Unit 606	/	Week 15	Annually	Lien recorded as Instrument No. 202303006055	File No. 229366
Unit 201	/	Week 47	Annually	Lien recorded as Instrument No. 202303006030	File No. 229367
Unit 606	/	Week 25	Annually	Lien recorded as Instrument No. 202303006031	File No. 229368
Unit 702	/	Week 28	Annually	Lien recorded as Instrument No. 202303006033	File No. 229369
Unit 205	/	Week 32	Annually	Lien recorded as Instrument No. 202303006056	File No. 229370
Unit 806	/	Week 8	Annually	Lien recorded as Instrument No. 202303006057	File No. 229371
Unit 306	/	Week 16	Annually	Lien recorded as Instrument No. 202303006032	File No. 229372
Unit 605	/	Week 3	Annually	Lien recorded as Instrument No. 202303006058	File No. 229373
Unit 403	/	Week 12	Annually	Lien recorded as Instrument No. 202303006059	File No. 229374
Unit 808	/	Week 26	Annually	Lien recorded as Instrument No. 202303006061	File No. 229375
Unit 703	/	Week 10	Annually	Lien recorded as Instrument No. 202303006034	File No. 229376
Unit 903	/	Week 14	Annually	Lien recorded as Instrument No. 202303006062	File No. 229377
Unit 405	/	Week 46	Annually	Lien recorded as Instrument No. 202303006035	File No. 229378
Unit 508	/	Week 22	Annually	Lien recorded as Instrument No. 202303006036	File No. 229379
Unit 509	/	Week 42	Annually	Lien recorded as Instrument No. 202303006063	File No. 229380
Unit 808	/	Week 4	Annually	Lien recorded as Instrument No. 202303006068	File No. 229382
Unit 1109	/	Week 51	Annually	Lien recorded as Instrument No. 202303006037	File No. 229383
Unit 709	/	Week 50	Annually	Lien recorded as Instrument No. 202303006069	File No. 229384
Unit 509	/	Week 41	Annually	Lien recorded as Instrument No. 202303006038	File No. 229385
Unit 904	/	Week 29	Annually	Lien recorded as Instrument No. 202303006039	File No. 229386
Unit 408	/	Week 50	Annually	Lien recorded as Instrument No. 202303006040	File No. 229387
Unit 203	/	Week 38	Annually	Lien recorded as Instrument No. 202303006041	File No. 229389
Unit 508	/	Week 13	Annually	Lien recorded as Instrument No. 202303006072	File No. 229391
Unit 305	/	Week 5	Annually	Lien recorded as Instrument No. 202303006043	File No. 229392

Unit 901	/	Week 50	Annually	Lien recorded as Instrument No. 202303006071	File No. 229393
Unit 908	/	Week 35	Annually	Lien recorded as Instrument No. 202303006272	File No. 215261
Unit 204	/	Week 34	Annually	Lien recorded as Instrument No. 202303006278	File No. 229345
Unit 509	/	Week 19	Annually	Lien recorded as Instrument No. 202303006273	File No. 229395
Unit 406	/	Week 3	Annually	Lien recorded as Instrument No. 202303006275	File No. 229397
Unit 706	/	Week 42	Annually	Lien recorded as Instrument No. 202303006276	File No. 229398
Unit 609	/	Week 17	Annually	Lien recorded as Instrument No. 202303006277	File No. 229399
Unit 1105	/	Week 51	Annually	Lien recorded as Instrument No. 202303006279	File No. 229400
Unit 1007	/	Week 9	Annually	Lien recorded as Instrument No. 202303006280	File No. 229401
Unit 406	/	Week 2	Annually	Lien recorded as Instrument No. 202303006281	File No. 229402
Unit 205	/	Week 29	Annually	Lien recorded as Instrument No. 202303006282	File No. 229403
Unit 606	/	Week 2	Annually	Lien recorded as Instrument No. 202303006283	File No. 229404
Unit 908	/	Week 47	Annually	Lien recorded as Instrument No. 202303006284	File No. 229406
Unit 405	/	Week 2	Annually	Lien recorded as Instrument No. 202303006286	File No. 229407
Unit 906	/	Week 10	Annually	Lien recorded as Instrument No. 202303006288	File No. 229410
Unit 401	/	Week 52	Annually	Lien recorded as Instrument No. 202303006287	File No. 229411
Unit 502	/	Week 25	Annually	Lien recorded as Instrument No. 202303006289	File No. 229412
Unit 903	/	Week 11	Annually	Lien recorded as Instrument No. 202303006290	File No. 229413
Unit 808	/	Week 42	Annually	Lien recorded as Instrument No. 202303006291	File No. 229414
Unit 601	/	Week 38	Annually	Lien recorded as Instrument No. 202303006292	File No. 229415
Unit 207	/	Week 36	Annually	Lien recorded as Instrument No. 202303006294	File No. 229416
Unit 1101	/	Week 15	Annually	Lien recorded as Instrument No. 202303006293	File No. 229417
Unit 603	/	Week 11	Annually	Lien recorded as Instrument No. 202303006295	File No. 229418
Unit 501	/	Week 9	Annually	Lien recorded as Instrument No. 202303006296	File No. 229419
Unit 805	/	Week 3	Annually	Lien recorded as Instrument No. 202303006297	File No. 229420
Unit 607	/	Week 37	Annually	Lien recorded as Instrument No. 202303006298	File No. 229421
Unit 506	/	Week 38	Annually	Lien recorded as Instrument No. 202303006299	File No. 229422
Unit 206	/	Week 33	Annually	Lien recorded as Instrument No. 202303006302	File No. 229423
Unit 206	/	Week 34	Annually	Lien recorded as Instrument No. 202303006303	File No. 229424
Unit 207	/	Week 34	Annually	Lien recorded as Instrument No. 202303006305	File No. 229425
Unit 907	/	Week 4	Annually	Lien recorded as Instrument No. 202303006304	File No. 229426
Unit 606	/	Week 14	Annually	Lien recorded as Instrument No. 202303006306	File No. 229427
Unit 402	/	Week 34	Annually	Lien recorded as Instrument No. 202303006310	File No. 229428
Unit 707	/	Week 8	Annually	Lien recorded as Instrument No. 202303006307	File No. 229429
Unit 506	/	Week 32	Annually	Lien recorded as Instrument No. 202303006308	File No. 229430
Unit 403	/	Week 3	Annually	Lien recorded as Instrument No. 202303006309	File No. 229431
Unit 1004	/	Week 42	Annually	Lien recorded as Instrument No. 202303006311	File No. 229432
Unit 806	/	Week 47	Annually	Lien recorded as Instrument No. 202303006313	File No. 229433
Unit 204	/	Week 51	Annually	Lien recorded as Instrument No. 202303006312	File No. 229434
Unit 508	/	Week 24	Annually	Lien recorded as Instrument No. 202303006314	File No. 229435
Unit 603	/	Week 2	Annually	Lien recorded as Instrument No. 202303006315	File No. 229436
Unit 708	/	Week 12	Annually	Lien recorded as Instrument No. 202303006316	File No. 229437
Unit 908	/	Week 21	Annually	Lien recorded as Instrument No. 202303006317	File No. 229438
Unit 407	/	Week 23	Annually	Lien recorded as Instrument No. 202303006328	File No. 229440
Unit 906	/	Week 22	Annually	Lien recorded as Instrument No. 202303006322	File No. 229442
Unit 701	/	Week 36	Annually	Lien recorded as Instrument No. 202303006330	File No. 229443
Unit 705	/	Week 12	Annually	Lien recorded as Instrument No. 202303006323	File No. 229444
Unit 402	/	Week 47	Annually	Lien recorded as Instrument No. 202303006324	File No. 229445
Unit 1002	/	Week 52	Annually	Lien recorded as Instrument No. 202303006325	File No. 229446
Unit 1101	/	Week 11	Annually	Lien recorded as Instrument No. 202303006326	File No. 229447
Unit 1005	/	Week 34	Annually	Lien recorded as Instrument No. 202303006697	File No. 215329
Unit 502	/	Week 33	Annually	Lien recorded as Instrument No. 202303006698	File No. 215343
Unit 1107	/	Week 5	Annually	Lien recorded as Instrument No. 202303006699	File No. 219845
Unit 708	/	Week 44	Annually	Lien recorded as Instrument No. 202303006700	File No. 219854
Unit 605	/	Week 20	Annually	Lien recorded as Instrument No. 202303006723	File No. 219869
Unit 401	/	Week 43	Annually	Lien recorded as Instrument No. 202303006722	File No. 229448

Unit 1005 /	Week 11	Annually	Lien recorded as Instrument No. 202303006724	File No. 229449
Unit 204 /	Week 2	Annually	Lien recorded as Instrument No. 202303006701	File No. 229450
Unit 706 /	Week 44	Annually	Lien recorded as Instrument No. 202303006702	File No. 229451
Unit 606 /	Week 6	Annually	Lien recorded as Instrument No. 202303006703	File No. 229452
Unit 404 /	Week 24	Annually	Lien recorded as Instrument No. 202303006704	File No. 229453
Unit 406 /	Week 15	Annually	Lien recorded as Instrument No. 202303006725	File No. 229454
Unit 301 /	Week 13	Annually	Lien recorded as Instrument No. 202303006705	File No. 229455
Unit 304 /	Week 1	Annually	Lien recorded as Instrument No. 202303006727	File No. 229456
Unit 508 /	Week 10	Annually	Lien recorded as Instrument No. 202303006728	File No. 229457
Unit 807 /	Week 52	Annually	Lien recorded as Instrument No. 202303006706	File No. 229458
Unit 405 /	Week 20	Annually	Lien recorded as Instrument No. 202303006707	File No. 229460
Unit 301 /	Week 41	Annually	Lien recorded as Instrument No. 202303006732	File No. 229461
Unit 701 /	Week 26	Annually	Lien recorded as Instrument No. 202303006708	File No. 229463
Unit 507 /	Week 1	Annually	Lien recorded as Instrument No. 202303006709	File No. 229464
Unit 909 /	Week 45	Annually	Lien recorded as Instrument No. 202303006730	File No. 229465
Unit 1108 /	Week 39	Annually	Lien recorded as Instrument No. 202303006710	File No. 229467
Unit 506 /	Week 6	Annually	Lien recorded as Instrument No. 202303006712	File No. 229468
Unit 807 /	Week 17	Annually	Lien recorded as Instrument No. 202303006733	File No. 229469
Unit 804 /	Week 46	Annually	Lien recorded as Instrument No. 202303006735	File No. 229470
Unit 704 /	Week 17	Annually	Lien recorded as Instrument No. 202303006711	File No. 229471
Unit 1109 /	Week 48	Annually	Lien recorded as Instrument No. 202303006713	File No. 229472
Unit 1105 /	Week 49	Annually	Lien recorded as Instrument No. 202303006714	File No. 229474
Unit 906 /	Week 4	Annually	Lien recorded as Instrument No. 202303006736	File No. 229475
Unit 602 /	Week 15	Annually	Lien recorded as Instrument No. 202303006715	File No. 229476
Unit 303 /	Week 1	Annually	Lien recorded as Instrument No. 202303006716	File No. 229477
Unit 608 /	Week 25	Annually	Lien recorded as Instrument No. 202303006738	File No. 229478
Unit 1005 /	Week 20	Annually	Lien recorded as Instrument No. 202303006739	File No. 229479
Unit 1007 /	Week 32	Annually	Lien recorded as Instrument No. 202303006742	File No. 229480
Unit 202 /	Week 16	Annually	Lien recorded as Instrument No. 202303006740	File No. 229481
Unit 401 /	Week 26	Annually	Lien recorded as Instrument No. 202303006717	File No. 229482
Unit 707 /	Week 6	Annually	Lien recorded as Instrument No. 202303006718	File No. 229484
Unit 802 /	Week 10	Annually	Lien recorded as Instrument No. 202303006741	File No. 229486
Unit 1004 /	Week 6	Annually	Lien recorded as Instrument No. 202303006745	File No. 229488
Unit 1102 /	Week 2	Annually	Lien recorded as Instrument No. 202303006744	File No. 229489
Unit 409 /	Week 35	Annually	Lien recorded as Instrument No. 202303006746	File No. 229490
Unit 607 /	Week 6	Annually	Lien recorded as Instrument No. 202303006720	File No. 229491
Unit 404 /	Week 36	Annually	Lien recorded as Instrument No. 202303006747	File No. 229492
Unit 806 /	Week 30	Annually	Lien recorded as Instrument No. 202303006748	File No. 229493
Unit 705 /	Week 11	Annually	Lien recorded as Instrument No. 202303006721	File No. 229495
Unit 1103 /	Week 45	Annually	Lien recorded as Instrument No. 202303006749	File No. 229496
Unit 203 /	Week 39	Annually	Lien recorded as Instrument No. 202303006750	File No. 229497

The sale shall be made subject to all existing liens, encumbrances, easements and restrictive covenants as they may lawfully affect the subject property. The purchaser is bound to the terms and conditions contained in the time-share instrument, bylaws, and regulations. TERMS: CASH. Each Time-share Estate shall be sold separately. A bidder's deposit of 33.33% of the sale price is required as to each Time-share Estate. Prior to the sale, interested bidders will be required to register with and must present a bid deposit to the trustee. The bid deposit must be certified funds and/or cash, but no more than \$9,900 of cash will be accepted. The successful bidder's deposit will be retained at the sale and applied to the sale price. Settlement is to be made within 15 days. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review on the Foreclosure Sales page of www.glasserlaw.com, outlining additional terms of sale and settlement. A Trustee's Deed will be prepared by Trustee's attorney as high bidder's expense. If the trustee is unable to convey title to the Time-share Estate for any reason, the sole remedy of the purchaser is the return of the bid deposit. **THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.** Glasser and Glasser, P.L.C. on behalf of Atlantic Trustee Services, L.L.C., Trustee, 580 E Main St., Ste. 600, Norfolk, VA 23510. For more information contact the Timeshare Department at Glasser and Glasser, P.L.C. (757) 321-6466.