

**TRUSTEE'S SALE of TIME-SHARE ESTATES BY
TURTLE CAY OWNERS ASSOCIATION
VIRGINIA BEACH, VIRGINIA
August 8, 2023 at 10:00 a.m.**

In execution of certain Memoranda of Liens delivered by the Turtle Cay 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 **August 8, 2023 at 10:00 a.m.**, the Time-Share Estates at that certain real estate time-share project known as Turtle Cay, a Time-Share Project, located at 600 Atlantic Avenue, Virginia Beach, Virginia 23451, as more fully described in that certain Time-Share Instrument for Turtle Cay, a Time-Share Project, dated June 11, 1997, and recorded in the Clerk's Office in Deed Book 3758, Page 1636, as amended and/or supplemented, and as more particularly described in the Memoranda of Liens listed below:

Unit 201	/	Week 49	Annually	Lien recorded as Instrument No.	202303014182	File No. 212969
Unit 223	/	Week 23	Annually	Lien recorded as Instrument No.	202303014188	File No. 215763
Unit 205	/	Week 1	Annually	Lien recorded as Instrument No.	202303014190	File No. 215781
Unit 114	/	Week 38	Annually	Lien recorded as Instrument No.	202303014191	File No. 215812
Unit 218	/	Week 48	Annually	Lien recorded as Instrument No.	202303014193	File No. 215814
Unit 315	/	Week 22	Annually	Lien recorded as Instrument No.	202303014194	File No. 215871
Unit 220	/	Week 45	Annually	Lien recorded as Instrument No.	202303014189	File No. 219883
Unit 107	/	Week 38	Annually	Lien recorded as Instrument No.	202303014195	File No. 219920
Unit 302	/	Week 13	Annually	Lien recorded as Instrument No.	202303014196	File No. 219943
Unit 323	/	Week 6	Annually	Lien recorded as Instrument No.	202303014199	File No. 219956
Unit 129	/	Week 8	Annually	Lien recorded as Instrument No.	202303014204	File No. 219964
Unit 322	/	Week 19	Annually	Lien recorded as Instrument No.	202303014205	File No. 219966
Unit 228	/	Week 26	Annually	Lien recorded as Instrument No.	202303014200	File No. 219976
Unit 124	/	Week 16	Annually	Lien recorded as Instrument No.	202303014201	File No. 230903
Unit 322	/	Week 49	Annually	Lien recorded as Instrument No.	202303014202	File No. 230904
Unit 109	/	Week 44	Annually	Lien recorded as Instrument No.	202303014203	File No. 230905
Unit 120	/	Week 14	Annually	Lien recorded as Instrument No.	202303014207	File No. 230906
Unit 314	/	Week 33	Annually	Lien recorded as Instrument No.	202303014212	File No. 230907
Unit 103	/	Week 45	Annually	Lien recorded as Instrument No.	202303014208	File No. 230908
Unit 328	/	Week 5	Annually	Lien recorded as Instrument No.	202303014209	File No. 230909
Unit 312	/	Week 9	Annually	Lien recorded as Instrument No.	202303014210	File No. 230910
Unit 209	/	Week 52	Annually	Lien recorded as Instrument No.	202303014211	File No. 230911
Unit 106	/	Week 13	Annually	Lien recorded as Instrument No.	202303014342	File No. 230912
Unit 129	/	Week 4	Annually	Lien recorded as Instrument No.	202303014213	File No. 230913
Unit 311	/	Week 51	Annually	Lien recorded as Instrument No.	202303014214	File No. 230914
Unit 206	/	Week 44	Annually	Lien recorded as Instrument No.	202303014215	File No. 230915
Unit 208	/	Week 13	Annually	Lien recorded as Instrument No.	202303014226	File No. 230916
Unit 130	/	Week 30	Annually	Lien recorded as Instrument No.	202303014227	File No. 230917
Unit 327	/	Week 3	Annually	Lien recorded as Instrument No.	202303014228	File No. 230918
Unit 307	/	Week 24	Annually	Lien recorded as Instrument No.	202303014235	File No. 230920
Unit 329	/	Week 10	Annually	Lien recorded as Instrument No.	202303014231	File No. 230921

Unit 324	/	Week 13	Annually	Lien recorded as Instrument No.	202303014232	File No. 230922
Unit 312	/	Week 40	Annually	Lien recorded as Instrument No.	202303014217	File No. 230923
Unit 120	/	Week 27	Annually	Lien recorded as Instrument No.	202303014218	File No. 230924
Unit 226	/	Week 27	Annually	Lien recorded as Instrument No.	202303014221	File No. 230925
Unit 123	/	Week 27	Annually	Lien recorded as Instrument No.	202303014219	File No. 230926
Unit 123	/	Week 28	Annually	Lien recorded as Instrument No.	202303014220	File No. 230927
Unit 318	/	Week 31	Annually	Lien recorded as Instrument No.	202303014222	File No. 230928
Unit 322	/	Week 14	Annually	Lien recorded as Instrument No.	202303014223	File No. 230929
Unit 122	/	Week 12	Annually	Lien recorded as Instrument No.	202303014224	File No. 230930
Unit 211	/	Week 18	Annually	Lien recorded as Instrument No.	202303014233	File No. 230931
Unit 117	/	Week 18	Annually	Lien recorded as Instrument No.	202303014343	File No. 230933
Unit 120	/	Week 23	Annually	Lien recorded as Instrument No.	202303014234	File No. 230934
Unit 312	/	Week 41	Annually	Lien recorded as Instrument No.	202303014236	File No. 230935
Unit 301	/	Week 17	Annually	Lien recorded as Instrument No.	202303014241	File No. 230936
Unit 318	/	Week 14	Annually	Lien recorded as Instrument No.	202303014237	File No. 230937
Unit 216	/	Week 23	Annually	Lien recorded as Instrument No.	202303014246	File No. 230938
Unit 125	/	Week 43	Annually	Lien recorded as Instrument No.	202303014238	File No. 230939
Unit 326	/	Week 30	Annually	Lien recorded as Instrument No.	202303014239	File No. 230940
Unit 127	/	Week 5	Annually	Lien recorded as Instrument No.	202303014247	File No. 230942
Unit 328	/	Week 38	Annually	Lien recorded as Instrument No.	202303014242	File No. 230943
Unit 111	/	Week 24	Annually	Lien recorded as Instrument No.	202303014344	File No. 230944
Unit 308	/	Week 43	Annually	Lien recorded as Instrument No.	202303014345	File No. 230945
Unit 307	/	Week 37	Annually	Lien recorded as Instrument No.	202303014243	File No. 230946
Unit 312	/	Week 49	Annually	Lien recorded as Instrument No.	202303014909	File No. 219903
Unit 201	/	Week 29	Annually	Lien recorded as Instrument No.	202303014390	File No. 230947
Unit 119	/	Week 49	Annually	Lien recorded as Instrument No.	202303014391	File No. 230948
Unit 220	/	Week 12	Annually	Lien recorded as Instrument No.	202303014409	File No. 230949
Unit 117	/	Week 36	Annually	Lien recorded as Instrument No.	202303014392	File No. 230950
Unit 308	/	Week 42	Annually	Lien recorded as Instrument No.	202303014411	File No. 230952
Unit 201	/	Week 28	Annually	Lien recorded as Instrument No.	202303014412	File No. 230953
Unit 101	/	Week 33	Annually	Lien recorded as Instrument No.	202303014393	File No. 230954
Unit 309	/	Week 9	Annually	Lien recorded as Instrument No.	202303014413	File No. 230955
Unit 211	/	Week 15	Annually	Lien recorded as Instrument No.	202303014414	File No. 230956
Unit 119	/	Week 3	Annually	Lien recorded as Instrument No.	202303014415	File No. 230957
Unit 306	/	Week 45	Annually	Lien recorded as Instrument No.	202303014394	File No. 230959
Unit 401	/	Week 20	Annually	Lien recorded as Instrument No.	202303014395	File No. 230961
Unit 225	/	Week 21	Annually	Lien recorded as Instrument No.	202303014396	File No. 230962
Unit 313	/	Week 30	Annually	Lien recorded as Instrument No.	202303014397	File No. 230963
Unit 320	/	Week 29	Annually	Lien recorded as Instrument No.	202303014398	File No. 230964
Unit 310	/	Week 34	Annually	Lien recorded as Instrument No.	202303014400	File No. 230966
Unit 116	/	Week 19	Annually	Lien recorded as Instrument No.	202303014416	File No. 230968
Unit 229	/	Week 11	Annually	Lien recorded as Instrument No.	202303014401	File No. 230969
Unit 113	/	Week 40	Annually	Lien recorded as Instrument No.	202303014417	File No. 230970
Unit 222	/	Week 4	Annually	Lien recorded as Instrument No.	202303014402	File No. 230971
Unit 316	/	Week 16	Annually	Lien recorded as Instrument No.	202303014418	File No. 230972
Unit 329	/	Week 49	Annually	Lien recorded as Instrument No.	202303014404	File No. 230973
Unit 319	/	Week 33	Annually	Lien recorded as Instrument No.	202303014405	File No. 230974
Unit 118	/	Week 4	Annually	Lien recorded as Instrument No.	202303014419	File No. 230975
Unit 229	/	Week 7	Annually	Lien recorded as Instrument No.	202303014406	File No. 230976
Unit 322	/	Week 18	Annually	Lien recorded as Instrument No.	202303014420	File No. 230977
Unit 103	/	Week 28	Annually	Lien recorded as Instrument No.	202303014421	File No. 230978

Unit 309	/	Week 24	Annually	Lien recorded as Instrument No.	202303014422	File No. 230979
Unit 314	/	Week 51	Annually	Lien recorded as Instrument No.	202303014423	File No. 230980
Unit 125	/	Week 19	Annually	Lien recorded as Instrument No.	202303014407	File No. 230982
Unit 223	/	Week 42	Annually	Lien recorded as Instrument No.	202303014408	File No. 230983
Unit 220	/	Week 47	Annually	Lien recorded as Instrument No.	202303014424	File No. 230984
Unit 225	/	Week 1	Annually	Lien recorded as Instrument No.	202303014436	File No. 230985
Unit 215	/	Week 16	Annually	Lien recorded as Instrument No.	202303014425	File No. 230986
Unit 318	/	Week 12	Annually	Lien recorded as Instrument No.	202303014437	File No. 230987
Unit 402	/	Week 18	Annually	Lien recorded as Instrument No.	202303014427	File No. 230988
Unit 120	/	Week 7	Annually	Lien recorded as Instrument No.	202303014428	File No. 230989
Unit 320	/	Week 41	Annually	Lien recorded as Instrument No.	202303014438	File No. 230990
Unit 210	/	Week 21	Annually	Lien recorded as Instrument No.	202303014439	File No. 230991
Unit 111	/	Week 17	Annually	Lien recorded as Instrument No.	202303014440	File No. 230992
Unit 113	/	Week 35	Annually	Lien recorded as Instrument No.	202303014430	File No. 230993
Unit 314	/	Week 6	Annually	Lien recorded as Instrument No.	202303014431	File No. 230994
Unit 226	/	Week 37	Annually	Lien recorded as Instrument No.	202303014432	File No. 230995
Unit 115	/	Week 48	Annually	Lien recorded as Instrument No.	202303014433	File No. 230997
Unit 205	/	Week 27	Annually	Lien recorded as Instrument No.	202303014434	File No. 230998
Unit 323	/	Week 37	Annually	Lien recorded as Instrument No.	202303014429	File No. 230999
Unit 227	/	Week 1	Annually	Lien recorded as Instrument No.	202303014435	File No. 231002
Unit 208	/	Week 49	Annually	Lien recorded as Instrument No.	202303014441	File No. 231003
Unit 114	/	Week 24	Annually	Lien recorded as Instrument No.	202303014478	File No. 231004
Unit 127	/	Week 40	Annually	Lien recorded as Instrument No.	202303014482	File No. 231005
Unit 226	/	Week 34	Annually	Lien recorded as Instrument No.	202303014481	File No. 231006
Unit 209	/	Week 25	Annually	Lien recorded as Instrument No.	202303014511	File No. 231008
Unit 309	/	Week 18	Annually	Lien recorded as Instrument No.	202303014512	File No. 231009
Unit 207	/	Week 32	Annually	Lien recorded as Instrument No.	202303014483	File No. 231010
Unit 223	/	Week 19	Annually	Lien recorded as Instrument No.	202303014485	File No. 231011
Unit 325	/	Week 6	Annually	Lien recorded as Instrument No.	202303014486	File No. 231012
Unit 307	/	Week 11	Annually	Lien recorded as Instrument No.	202303014487	File No. 231013
Unit 119	/	Week 10	Annually	Lien recorded as Instrument No.	202303014488	File No. 231014
Unit 201	/	Week 44	Annually	Lien recorded as Instrument No.	202303014513	File No. 231015
Unit 126	/	Week 19	Annually	Lien recorded as Instrument No.	202303014514	File No. 231016
Unit 323	/	Week 43	Annually	Lien recorded as Instrument No.	202303014518	File No. 231017
Unit 303	/	Week 12	Annually	Lien recorded as Instrument No.	202303014489	File No. 231018
Unit 120	/	Week 21	Annually	Lien recorded as Instrument No.	202303014521	File No. 231019
Unit 320	/	Week 11	Annually	Lien recorded as Instrument No.	202303014519	File No. 231020
Unit 310	/	Week 47	Annually	Lien recorded as Instrument No.	202303014520	File No. 231022
Unit 232	/	Week 8	Annually	Lien recorded as Instrument No.	202303014490	File No. 231023
Unit 314	/	Week 3	Annually	Lien recorded as Instrument No.	202303014494	File No. 231024
Unit 107	/	Week 34	Annually	Lien recorded as Instrument No.	202303014491	File No. 231026
Unit 101	/	Week 40	Annually	Lien recorded as Instrument No.	202303014492	File No. 231028
Unit 101	/	Week 50	Annually	Lien recorded as Instrument No.	202303014493	File No. 231029
Unit 130	/	Week 47	Annually	Lien recorded as Instrument No.	202303014495	File No. 231032
Unit 224	/	Week 19	Annually	Lien recorded as Instrument No.	202303014496	File No. 231033
Unit 222	/	Week 16	Annually	Lien recorded as Instrument No.	202303014497	File No. 231034
Unit 101	/	Week 3	Annually	Lien recorded as Instrument No.	202303014527	File No. 231035
Unit 309	/	Week 1	Annually	Lien recorded as Instrument No.	202303014498	File No. 231036
Unit 121	/	Week 40	Annually	Lien recorded as Instrument No.	202303014499	File No. 231037
Unit 214	/	Week 32	Annually	Lien recorded as Instrument No.	202303014500	File No. 231038
Unit 201	/	Week 27	Annually	Lien recorded as Instrument No.	202303014523	File No. 231040

Unit 307	/	Week 51	Annually	Lien recorded as Instrument No.	202303014502	File No. 231042
Unit 113	/	Week 32	Annually	Lien recorded as Instrument No.	202303014524	File No. 231043
Unit 112	/	Week 9	Annually	Lien recorded as Instrument No.	202303014503	File No. 231044
Unit 111	/	Week 7	Annually	Lien recorded as Instrument No.	202303014504	File No. 231045
Unit 129	/	Week 37	Annually	Lien recorded as Instrument No.	202303014505	File No. 231047
Unit 228	/	Week 6	Annually	Lien recorded as Instrument No.	202303014506	File No. 231049
Unit 323	/	Week 44	Annually	Lien recorded as Instrument No.	202303014507	File No. 231050
Unit 227	/	Week 52	Annually	Lien recorded as Instrument No.	202303014526	File No. 231052
Unit 128	/	Week 44	Annually	Lien recorded as Instrument No.	202303014508	File No. 231054
Unit 120	/	Week 37	Annually	Lien recorded as Instrument No.	202303014509	File No. 231055
Unit 327	/	Week 20	Annually	Lien recorded as Instrument No.	202303014510	File No. 231056
Unit 204	/	Week 13	Annually	Lien recorded as Instrument No.	202303014516	File No. 231057
Unit 313	/	Week 47	Annually	Lien recorded as Instrument No.	202303014528	File No. 231058
Unit 309	/	Week 48	Annually	Lien recorded as Instrument No.	202303014515	File No. 231059
Unit 313	/	Week 42	Annually	Lien recorded as Instrument No.	202303014517	File No. 231060
Unit 124	/	Week 8	Annually	Lien recorded as Instrument No.	202303014529	File No. 231061
Unit 324	/	Week 7	Annually	Lien recorded as Instrument No.	202303014530	File No. 231062
Unit 110	/	Week 21	Annually	Lien recorded as Instrument No.	202303014542	File No. 231063
Unit 230	/	Week 5	Annually	Lien recorded as Instrument No.	202303014534	File No. 231064
Unit 323	/	Week 40	Annually	Lien recorded as Instrument No.	202303014535	File No. 231065
Unit 102	/	Week 15	Annually	Lien recorded as Instrument No.	202303014536	File No. 231066
Unit 207	/	Week 45	Annually	Lien recorded as Instrument No.	202303014537	File No. 231067
Unit 402	/	Week 41	Annually	Lien recorded as Instrument No.	202303014538	File No. 231068
Unit 304	/	Week 28	Annually	Lien recorded as Instrument No.	202303014543	File No. 231069
Unit 128	/	Week 36	Annually	Lien recorded as Instrument No.	202303014546	File No. 231070
Unit 122	/	Week 15	Annually	Lien recorded as Instrument No.	202303014539	File No. 231071
Unit 122	/	Week 13	Annually	Lien recorded as Instrument No.	202303014548	File No. 231073
Unit 304	/	Week 12	Annually	Lien recorded as Instrument No.	202303014561	File No. 231074
Unit 109	/	Week 19	Annually	Lien recorded as Instrument No.	202303014567	File No. 231075
Unit 211	/	Week 14	Annually	Lien recorded as Instrument No.	202303014568	File No. 231076
Unit 108	/	Week 19	Annually	Lien recorded as Instrument No.	202303014701	File No. 231077
Unit 325	/	Week 34	Annually	Lien recorded as Instrument No.	202303014554	File No. 231078
Unit 217	/	Week 6	Annually	Lien recorded as Instrument No.	202303014555	File No. 231079
Unit 232	/	Week 27	Annually	Lien recorded as Instrument No.	202303014556	File No. 231080
Unit 319	/	Week 2	Annually	Lien recorded as Instrument No.	202303014557	File No. 231081
Unit 323	/	Week 31	Annually	Lien recorded as Instrument No.	202303014559	File No. 231083
Unit 314	/	Week 27	Annually	Lien recorded as Instrument No.	202303014560	File No. 231084
Unit 209	/	Week 41	Annually	Lien recorded as Instrument No.	202303014562	File No. 231085
Unit 202	/	Week 21	Annually	Lien recorded as Instrument No.	202303014563	File No. 231086
Unit 215	/	Week 45	Annually	Lien recorded as Instrument No.	202303014564	File No. 231087
Unit 228	/	Week 9	Annually	Lien recorded as Instrument No.	202303014570	File No. 231088
Unit 218	/	Week 3	Annually	Lien recorded as Instrument No.	202303014565	File No. 231089
Unit 223	/	Week 7	Annually	Lien recorded as Instrument No.	202303014578	File No. 231090
Unit 324	/	Week 40	Annually	Lien recorded as Instrument No.	202303014580	File No. 231092
Unit 122	/	Week 10	Annually	Lien recorded as Instrument No.	202303014581	File No. 231094
Unit 125	/	Week 10	Annually	Lien recorded as Instrument No.	202303014571	File No. 231095
Unit 115	/	Week 35	Annually	Lien recorded as Instrument No.	202303014572	File No. 231096
Unit 320	/	Week 25	Annually	Lien recorded as Instrument No.	202303014573	File No. 231097
Unit 105	/	Week 23	Annually	Lien recorded as Instrument No.	202303014574	File No. 231098
Unit 115	/	Week 5	Annually	Lien recorded as Instrument No.	202303014585	File No. 231099
Unit 215	/	Week 4	Annually	Lien recorded as Instrument No.	202303014575	File No. 231100

Unit 329 / Week 52	Annually	Lien recorded as Instrument No.	202303014576	File No. 231101
Unit 211 / Week 46	Annually	Lien recorded as Instrument No.	202303014577	File No. 231102
Unit 318 / Week 49	Annually	Lien recorded as Instrument No.	202303014583	File No. 231103
Unit 320 / Week 3	Annually	Lien recorded as Instrument No.	202303014588	File No. 231104
Unit 115 / Week 40	Annually	Lien recorded as Instrument No.	202303014566	File No. 231105
Unit 325 / Week 3	Annually	Lien recorded as Instrument No.	202303014589	File No. 231107
Unit 202 / Week 51	Annually	Lien recorded as Instrument No.	202303014590	File No. 231108
Unit 102 / Week 41	Annually	Lien recorded as Instrument No.	202303014595	File No. 231109
Unit 129 / Week 44	Annually	Lien recorded as Instrument No.	202303014596	File No. 231110
Unit 124 / Week 17	Annually	Lien recorded as Instrument No.	202303014591	File No. 231112
Unit 323 / Week 4	Annually	Lien recorded as Instrument No.	202303014592	File No. 231113
Unit 217 / Week 15	Annually	Lien recorded as Instrument No.	202303014593	File No. 231114
Unit 124 / Week 48	Annually	Lien recorded as Instrument No.	202303014594	File No. 231115
Unit 303 / Week 29	Annually	Lien recorded as Instrument No.	202303014597	File No. 231116
Unit 102 / Week 49	Annually	Lien recorded as Instrument No.	202303014598	File No. 231117
Unit 217 / Week 41	Annually	Lien recorded as Instrument No.	202303014599	File No. 231118
Unit 204 / Week 21	Annually	Lien recorded as Instrument No.	202303014888	File No. 231759
Unit 223 / Week 45	Annually	Lien recorded as Instrument No.	202303014891	File No. 231760

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 instruments, 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 at 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.