

IN THE MATTER OF THE REGISTERED LAND ACT, CAP. 229 OF THE LAWS OF THE VIRGIN ISLANDS

AND

IN THE MATTER OF DESIREE R. MERCER

AND REPUBLIC BANK (BVI) LIMITED

NOTICE IS HEREBY given that in exercise of the power of sale conferred on the Chargee by the Registered land Act, Cap. 229 of the Laws of the Virgin islands and in right of the said power vested in REPUBLIC BANK (BVI) LIMITED, the Chargee, by virtue of a certain Charge of the undermentioned land created by DESIREE R. MERCER as Chargor and REPUBLIC BANK (BVI) LIMITED as Chargee and registered in the Land Register of the Virgin Islands as an encumbrance in the register relating to the said land, REPUBLIC BANK (BVI) LIMITED will put up for sale by public auction at the office of McW. Todman & Co., Main Street, Road Town, Tortola, British Virgin Islands on **Wednesday the 8th day of January, 2025 at 3:00 p.m.** the undermentioned parcel of land together with any improvements standing thereon with the upset price set at \$1,500,000.00.

THE PROPERTY is located in Manchester and register at the Land Registry Department as East Central, Block 3039B Parcel 155. It is located on the northern hillside of Mount Butu and situated just west of Hope Hill and east of Long Trench, Bellevue and Fahie Hill. The subject property consists of 0.988 of an acre or 43,037 sq. ft. of land developed with a three (3) storey two family residential home developed on site with extensive site works that includes a retaining wall, paved driveway and ample outdoor living space for entertainment. The ground floor comprises of a three bedrooms self-contained unit complete with two bathrooms, a living room and kitchen and laundry room. The first and second floors are the main dwelling house for the owner that comprise of three bedrooms and three bathrooms. The master suite is located on the entire second floor.

Interested persons are asked to submit a sealed offer or provide a written notice confirming interest in the property with intention to bid at the time of the Auction anytime up to 4:00p.m. on the 7th January, 2026 to the office of McW. Todman & Co.

Notwithstanding anything contained in this notice or in any agreement or otherwise The Bank shall not be obligated to sell to the highest or any bidder at the said auction.

A BID OR SEALED OFFER WHICH IS ACCEPTED BY THE COMPANY IS BINDING ON THE BIDDER AND THE COMPANY MAY BRING LEGAL PROCEEDINGS AGAINST THE BIDDER TO ENFORCE THE AGREEMENT.

Further particulars may be obtained on application to McW. Todman & Co. at Mail@mctodman.com.

Dated: 28th day of November, 2025.

Sgd: McW.Todman & Co.
McVV. TODMAN & CO.
ATTORNEYS for
REPUBLIC BANK (BVI) LIMITED