

VP Bank (BVI) Ltd

SALE BY PUBLIC AUCTION

NOTICE is hereby given that in exercise of the power of sale conferred on the VP Bank (BVI) Ltd by the *Registered Land Act, Cap. 229* and by Instruments of Charge No. 368/2016, made between AVA ARCHIBALD, P.O Box 181, Road Town, Tortola, British Virgin Islands as Chargor and VP Bank (BVI) Ltd as Chargee, the Bank will put up the under-mentioned property for sale by public auction in the Conference Room at the offices of O'Neal Webster, Barristers & Solicitors, 2nd Floor, Commerce House, 181 Main Street, Road Town, Tortola, British Virgin Islands on **Monday June 8, 2026 at 10:00 a.m.**

REGISTRATION SECTION	BLOCK	PARCEL NO.
West Central	2539B	79

DESCRIPTION: The Property is situated on the hillside of Brewers Bay and is approximately ¼ mile from Brewer's Bay Beach and approximately 10-15 minutes' drive from Road Town. The Property consists of 0.248 acres (10,803 sq. ft.) of moderately sloping land and a single dwelling registered in the private and absolute ownership of AVA ARCHIBALD, P.O Box 181, Road Town, Tortola, British Virgin Islands. The residence comprises a single-storey 1 bedroom, 1 bathroom and amenities spread over approximately 1,147 sq. ft. plus an additional 381 sq. ft. of covered and uncovered deck area. External works include paved driveway and parking area, concrete retaining walls, septic tank and soakaway, external stairs and tropical landscaping.

RESERVE PRICE: \$400,000.00

Interested persons are asked to submit a sealed offer or provide written notice confirming interest in the property and an intention to bid on it at the auction any time up to 4:00 p.m. on Friday June 5, 2026 to the said Bank and the offices of O'Neal Webster. Notwithstanding anything contained in this Notice or in any agreement or otherwise, the Bank shall not be obligated to accept any sealed offer aforesaid or to sell to the highest or any bidder at the said auction. **A BID OR SEALED OFFER WHICH IS ACCEPTED BY THE BANK IS BINDING ON THE BIDDER AND THE BANK MAY BRING LEGAL PROCEEDINGS AGAINST THE BIDDER TO ENFORCE THE AGREEMENT.** Copies of the Particulars and Conditions of Sale may be obtained at O'Neal Webster, Solicitors for the Bank.

Dated the 15th day of May, 2026

Sgd: O'Neal Webster

Solicitors for VP Bank (BVI) Ltd