

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 Instrument of Charge No. 609/2020, made between Mr. James Ballengee (as Trustee of The Mary Helen Ballengee Trust) of 6617 Golf Drive, Dallas, Texas, 75205 United States of America as Chargor and the 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 **Thursday July 9, 2026 at 10:00 a.m.**

REGISTRATION SECTION

Virgin Gorda East

BLOCK

5945A

PARCEL NO.

65

DESCRIPTION: The property is located on Virgin Gorda in a development known as Oil Nut Bay. Oil Nut Bay is only accessible by helicopter or boat, which is 10 minutes' ride from Gun Creek Ferry Terminal at North Sound Virgin Gorda. The property sits on approximately 0.444 acres or 19,341 sq. ft. of gentle sloping land with direct beach access. The property is a single-storey luxury beachfront residence comprising approximately 3,899 sq. ft. of internal living space. The property has 4 bedrooms, 3 ½ bathrooms, a modern open-plan kitchen, dining and living spaces. The home features a wrap-around swimming pool and terrace with elevated coastal and landscape views, landscaped gardens extending toward the beach, and multiple indoor-outdoor living area designed for family use and entertaining such as an outdoor kitchen and shower.

RESERVE PRICE: \$14,000,000.00

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 Wednesday 8th July, 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 22nd day of May, 2026

Sgd: O'Neal Webster

Solicitors for VP Bank (BVI) Ltd