NATIONAL BANK OF THE VIRGIN ISLANDS LIMITED

SALE BY PUBLIC AUCTION

NOTICE is hereby given that in exercise of the power of sale conferred on the National Bank of the Virgin Islands Limited by the *Registered Land Act, Cap. 229* and by Instrument of Charge No. 1348/2014 made between CLINTON WARD and JACINTH WARD as Joint Proprietors, of Duff's Bottom, Tortola, British Virgin Islands as Chargors and the NATIONAL BANK OF THE VIRGIN ISLANDS LIMITED 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, November 26, 2026 at 11:15 a.m.**

REGISTRATION SECTION	**BLOCK**	**PARCEL NO.**
Mount Sage	2234B	140

DESCRIPTION: The Property is located in the Freshwater Pond area of Tortola, British Virgin Islands and consists of 0.258 acres (11,238 sq. ft.) of land developed with a detached 2-storey apartment building and registered in the private and absolute ownership of CLINTON WARD and JACINTH WARD as Joint Proprietors, of Duff's Bottom, Tortola, British Virgin Islands. The property is approximately 12-50 minutes' drive from Road Town and less than 5 minutes' drive from the West End Ferry Terminal. The property is accessed off the Zion Hill Road via a paved concrete road for approximately 1/8 mile with views over Freshwater Pond, Zion Hill and St. John in the US Virgin Islands. The residence has a gross internal area (IPMS2) of approximately 3,621 sq. ft. excluding 765 sq. ft. of covered porches/entry areas. The property has a paved driveway over parcel 139, paved parking, reinforced concrete retaining walls and basic landscaping. The property is connected to BVI Electricity Corporation power main and public water supply is available. Cisterns are located at the ground floor level.

RESERVE PRICE: $497,000.00

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, November 25, 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 30th day of October 2026
Sgd: O'Neal Webster
Solicitors for National Bank of the Virgin Islands Limited