

FIRSTBANK PUERTO RICO
SALE BY PUBLIC AUCTION

NOTICE is hereby given that in exercise of the power of sale conferred on FIRSTBANK PUERTO RICO by the *Registered Land Act, Cap. 229* and by Instrument of Charge No. 2411/2009 between RAWLE HANNIBAL, Branson Estate, West End, Tortola, British Virgin Islands as Chargor and FIRSTBANK PUERTO RICO 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 24, 2022 at 10:00 a.m.**

REGISTRATION SECTION	BLOCK	PARCEL NO.
Road Town	3038B	593

DESCRIPTION: The Property is located in the Fort Hill area, directly off the main road from Blackburn Highway to Belle Vue and is approximately 3-5 minutes' drive from Road Town. It consists of 0.1626 acres (7,083 sq. ft.) of land with a detached 3-storey residential building registered in the private and absolute ownership of RAWLE HANNIBAL, Branson Estate, West End, Tortola, British Virgin Islands. The property is a 3-storey residence with a ground floor comprising a 2-bedroom 1-bathroom unit, cistern and laundry/storeroom. Two 2-bedrooms 1-bathroom units are located on the first-floor level along with a washroom, pump room, external shower and swimming pool. The second floor comprises one 2-bedrooms 1-bathroom unit and one 3-bedrooms 2-bathrooms unit. Kitchen cabinets and ceiling fixtures are required in units on the third level. External works include paved driveway and parking for 3-4 cars, reinforced concrete retaining walls, basic landscaping, paved and ceramic tile walkways and a swimming pool with a capacity of 14,500 gallons (in need of repair).

RESERVE PRICE: \$734,000.00

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 2:00 p.m. on Wednesday, November 23, 2022 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 27th day of October, 2022

Sgd: O'Neal Webster
Solicitors for FirstBank Puerto Rico