

**IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
DIVISION OF ST. THOMAS AND ST. JOHN**

FIRSTBANK PUERTO RICO,

Plaintiff,

v.

TRUDY JACOBS,

Defendant.

CASE NO. ST-15-CV-0198

**ACTION FOR DEBT
AND FORECLOSURE
OF MORTGAGE**

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**OFFICE OF THE VIRGIN ISLANDS MARSHAL
DIVISION OF ST. THOMAS AND ST. JOHN
NOTICE OF MARSHAL'S SALE**

In compliance with a Writ of Execution issued by the Superior Court of the Virgin Islands, Division of St. Thomas and St. John dated May 26, 2020, in an action for debt and foreclosure of mortgage, designated as Case No. ST-15-CV-0198 by the Superior Court of the Virgin Islands, and in which FirstBank Puerto Rico ("FirstBank") is the Plaintiff, and Trudy Jacobs ("Jacobs") is the Defendant, the Office of the Virgin Islands Marshal will sell at public sale to the highest and best bidder at the Office of the Virgin Islands Marshal, St. Thomas, U.S. Virgin Islands, on the 2nd day of June 2021 at 10:00 a.m., the following real property:

**Parcel No. A-7-5 Remainder Estate Ross
No. 8 New Quarter
St. Thomas, Virgin Islands (the "Property")**

a two story family dwelling consisting of two (2) bedrooms and two (2) baths on the upper level and and a one (1) bedroom one (1) bath on the lower level with approximately 1,953 square feet of indoor living area.

This judicial sale will be conducted in accordance with the provisions of 5 V.I.C. §§ 471-506. FirstBank may bid a credit against its Judgment and interest thereon, plus costs, without tender of cash. The terms of sale as to all other persons bidding shall be cash. The highest bidder shall be required to deposit with the Marshal ten percent (10%) of the purchase price no later than 3:00 p.m.

on the day of sale, failing which the Marshal reserves the right to award the sale to the next highest bidder. The balance of the amount bid must be paid within 30 days, inclusive of the date of sale, or the deposit will be retained by the Marshal as liquidated damages and applied toward satisfaction of FirstBank's Judgment. The Marshal reserves the right, in such event, to award the sale to the next highest bidder. All payments must be made by cash, certified check, bank check, or U.S. postal money order. Personal uncertified checks will not be accepted.

DATED: 2/26, 2021

LAWRENCE A. WALCOTT, JR.
CHIEF MARSHAL

By: 
Andrew R. Ayala, Assistant Marshal

DUDLEY NEWMAN FEUERZEIG LLP
Lisa Michelle Kömives (V.I. Bar No. 1171)
P.O. Box 756
St. Thomas, VI 00804
Telephone: 340-774-4422
Facsimile: 340-715-4400

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SUPERIOR COURT

TERMS OF SALE

In accordance with a writ of execution issued by the Superior Court, a certain parcel of real property situated in St. Thomas, U.S. Virgin Islands known and described as:

**Parcel No. A-7-5 Remainder Estate Ross
No. 8 New Quarter
St. Thomas, Virgin Islands (the "Property")**

is being sold at 10:00 a.m. on June 2, 2021, in the state and condition in which it is found at the knock of the hammer and stand for the account and risk of the purchaser in all respects, subject to any unpaid real property taxes thereon, and to the following additional terms of sale:

1. The successful bidder (the "Purchaser") shall be required to deposit with the Office of the Virgin Islands Marshal cash equal to ten percent (10%) of the total bid at or before 3:00 p.m. on the day of sale, failing which the Marshal reserves the right to award the sale to the next highest bidder. Purchaser shall pay the remaining ninety (90%) of said purchase price within thirty (30) days inclusive of the date of sale or the deposit will be retained by the Marshal as liquidated damages and applied toward satisfaction of the judgment for which the Property is being sold. FirstBank Puerto Rico ("FirstBank") may bid a credit against its judgment and interest thereon, plus any costs and expenses, without tender of cash.

2. The proceeds of such sale shall be applied as follows: first toward satisfaction of any expenses associated with the sale, and then toward satisfaction of the judgment in favor of the FirstBank, with such amount remaining, if any, to be returned to the registry of the Court pending

final determination of entitlement.

3. All payment must be made by cash, certified check, bank check, or U.S. postal money order. Personal, uncertified checks will not be accepted.

4. The Marshal reserves the right to reject any and all bids not in accordance with the terms of sale.

5. The Marshal shall issue a Certificate of Sale to the purchaser following confirmation of the sale by the Superior Court of the Virgin Islands and will issue a Marshal's Deed to the said Purchaser, or said Purchaser's assignee, upon the expiration of the Virgin Islands statutory redemption period of six (6) months. The Purchaser will be responsible for the payment of the necessary documentary stamps on the deed and for the recording of the deed.

DATED: 2/26, 2021

LAWRENCE A. WALCOTT, JR.
CHIEF MARSHAL

By: 
Andrew R. Ayala, Assistant Marshal