

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

DLJ MORTGAGE CAPITAL, INC.;

Case No. ST-2010-CV-00107

Plaintiff,

v.

Action for Debt and Foreclosure  
of Real Property Mortgage

CLIFTON PARKER; SHANNON STRUILL;  
MAXINE HARRIS; "JOHN DOE," being the  
Unknown Heirs, devisees, successors in interest or  
assigns of ERMINIE C. HARRIGAN and anyone  
claiming a right, title, lien, estate, or interest in  
UNIT 6, BUILDING 1 IN THE ARAWAK  
VILLAGE CONDOMINIUM AT THE  
PROPERTY KNOWN AS PARCEL NO. 11,  
ESTATE ELIZABETH, NO. 8i GREAT  
NORTHSIDE QUARTER, ST. THOMAS, U.S.  
VIRGIN ISLANDS; and THE ARAWAK  
VILLAGE CONDOMINIUM ASSOCIATION,

Defendants.

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**NOTICE OF MARSHAL'S SALE**

In compliance with the Writ of Execution issued on or about November 16, 2023 by the Clerk of the Court for the Superior Court of the Virgin Islands, Division of St. Thomas and St. John, in the matter of Plaintiff, DLJ MORTGAGE CAPITAL, INC. versus Defendants, CLIFTON PARKER; SHANNON STRUILL; MAXINE HARRIS; "JOHN DOE," being the Unknown Heirs, devisees, successors in interest or assigns of ERMINIE C. HARRIGAN and anyone claiming a right, title, lien, estate, or interest in UNIT 6, BUILDING 1 IN THE ARAWAK VILLAGE CONDOMINIUM AT THE PROPERTY KNOWN AS PARCEL NO. 11, ESTATE ELIZABETH, NO. 8i GREAT NORTHSIDE QUARTER, ST. THOMAS, U.S. VIRGIN ISLANDS; and THE ARAWAK VILLAGE CONDOMINIUM ASSOCIATION, Case No. ST-

2010-CV-00107; in an action for debt and foreclosure of real property mortgage, the undersigned Virgin Islands Marshal is scheduled and will see at public sale to the highest and best bidder on the **20th day of March 2024 at 10:00 a.m.**, at the Superior Court Marshal's Office, Alexander F. Farrelly Justice Center, 5400 Veterans Drive, Suite 1, St. Thomas, VI 00802, the following real property:

**Unit 6, Building 1 in the buildings known as Arawak Village Condominium, Parcel No. 11 Estate Elizabeth, No. 8i Great Northside Quarter, St. Thomas, U.S. Virgin Islands, and described as such in the Declaration establishing a plan for condominium ownership of said buildings and said property, made under the Condominium Act of the Virgin Islands of the United States, dated July 24, 1973, and recorded on August 24, 1982 in Book 23-V, Page 395, Document No. 555 and at Auxiliary 21-E, Page 146, as may be amended from time to time.**

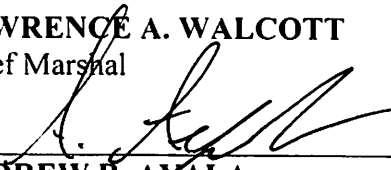
**together with an undivided percentage interest in the common areas and facilities, including but not limited to all easements appurtenant thereto.**

together with all appurtenances and improvements.

This judicial sale will be conducted in accordance with the provisions of title 5, section 471 through section 506 of the Virgin Island Code, and the terms of sale, the full text of which can be reviewed at the office of the Virgin Islands Marshals Service. The terms of purchase include: ten percent (10%) of the purchase price must be deposited with the Marshal no later than 3:00 p.m. on the day of sale, and, upon failure to do so, the Marshal reserves the right to award the sale to the next highest bidder. The balance of the sum bid must be paid within thirty (30) days, or the deposit will be retained by the Marshal as and for liquidated damages and applied toward satisfaction of the Judgment for which the property is being sold. The Marshal further reserves the right, in such event, to award the sale to the next highest bidder. All payments must be made by certified check, bank check, or U.S. postal money order. Personal uncertified checks will not be accepted.

**LAWRENCE A. WALCOTT**  
Chief Marshal

Dated: February 9, 2024

By:   
**ANDREW R. AYALA**  
Assistant Marshal

Matthew R. Reinhardt, Esq.  
[matthew.reinhardt@qpwbllaw.com](mailto:matthew.reinhardt@qpwbllaw.com)  
V.I. Bar No.: 1265  
Quintairos, Prieto, Wood & Boyer, P.A.  
24b Norre Gade  
St. Thomas, VI 00802

*Mailing Address:*

255 South Orange Avenue, Suite 900  
Orlando, Florida 32801  
Phone: (855) 287-0240  
Fax: (855) 287-0211

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

DLJ MORTGAGE CAPITAL, INC.;

Case No. ST-2010-CV-00107

Plaintiff,

v.

Action for Debt and Foreclosure  
of Real Property Mortgage

CLIFTON PARKER; SHANNON STRUILL;  
MAXINE HARRIS; "JOHN DOE," being the  
Unknown Heirs, devisees, successors in interest or  
assigns of ERMINIE C. HARRIGAN and anyone  
claiming a right, title, lien, estate, or interest in  
UNIT 6, BUILDING 1 IN THE ARAWAK  
VILLAGE CONDOMINIUM AT THE  
PROPERTY KNOWN AS PARCEL NO. 11,  
ESTATE ELIZABETH, NO. 8i GREAT  
NORTHSIDE QUARTER, ST. THOMAS, U.S.  
VIRGIN ISLANDS; and THE ARAWAK  
VILLAGE CONDOMINIUM ASSOCIATION,

Defendants.

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**TERMS OF SALE**

In accordance with a Writ of Execution issued on November 16, 2023 by the Clerk of the Court for the Superior Court of the Virgin Islands, Division of St. Thomas and St. John; in the matter of Plaintiff, DLJ MORTGAGE CAPITAL, INC., versus CLIFTON PARKER; SHANNON STRUILL; MAXINE HARRIS; "JOHN DOE," being the Unknown Heirs, devisees, successors in interest or assigns of ERMINIE C. HARRIGAN and anyone claiming a right, title, lien, estate, or interest in UNIT 6, BUILDING 1 IN THE ARAWAK VILLAGE CONDOMINIUM AT THE PROPERTY KNOWN AS PARCEL NO. 11, ESTATE ELIZABETH, NO. 8i GREAT NORTHSIDE QUARTER, ST. THOMAS, U.S. VIRGIN ISLANDS; and THE ARAWAK VILLAGE CONDOMINIUM ASSOCIATION, Defendants; Case No. ST-2010-CV-00107, in an

action for debt and foreclosure of real property mortgage, the undersigned Marshal will sell that certain plot, piece and parcel of land situated in St. Thomas, U.S. Virgin Islands, known and described as follows:

**Unit 6, Building 1 in the buildings known as Arawak Village Condominium, Parcel No. 11 Estate Elizabeth, No. 8i Great Northside Quarter, St. Thomas, U.S. Virgin Islands, and described as such in the Declaration establishing a plan for condominium ownership of said buildings and said property, made under the Condominium Act of the Virgin Islands of the United States, dated July 24, 1973, and recorded on August 24, 1982 in Book 23-V, Page 395, Document No. 555 and at Auxiliary 21-E, Page 146, as may be amended from time to time.**

**together with an undivided percentage interest in the common areas and facilities, including but not limited to all easements appurtenant thereto.**

("the Property") together with all appurtenances and improvements, are being sold on the **20th day of March 2024 at 10:00 a.m.**, in the state and condition in which it is found at the knock of the hammer and stands for the account and risk of the purchaser in all respects, subject to any unpaid real property taxes, and subject to the following additional terms of sale:

1. The terms of the sale will be cash (or certified checks), with the sole exception that DLJ MORTGAGE CAPITAL, INC., its successors or assigns, may bid a credit against its Judgment and interest thereon, costs, expenses, without tender of cash. The successful bidder ("Purchaser") will be required to deposit with the Office of the Virgin Islands Marshal cash or certified check equal to ten percent (10%) of the purchase price at or before 3:00 p.m. on the date of sale. The remaining ninety percent (90%) will be paid in cash or certified check within thirty (30) days of the sale date.

2. Bids may not be withdrawn. Each bid will remain open until payment of ten percent (10%) of the purchase price as set forth in paragraph 1. If the Purchaser fails to furnish the required ten percent (10%) deposit at or before 3:00 p.m. on the date of sale, then the Marshal reserves the right to award the sale to the next highest bidder, who will then become the Purchaser required to deposit with the Marshal ten percent (10%) of his bid, and so forth. Each defaulting bidder will be jointly and severally liable for any excess of his bid over the final purchase price.

3. The proceeds of such sale will be applied as follows: first, toward satisfaction of any expenses associated with the sale, and then toward satisfaction of the judgment in favor of

DLJ MORTGAGE CAPITAL, INC; its successors or assigns, with such amount remaining, if any, to be paid into the registry of the Court to abide further orders of the Court.

4. All payments must be made by cash, certified check, bank check or U.S. Postal money order. Personal, uncertified checks will not be accepted.

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

6. The Marshal will 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 Purchaser or the 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 the preparation and recording of the deed.

**LAWRENCE A. WALCOTT**

Chief Marshal

Dated: February 9, 2024

By: 

**ANDREW R. AYALA**

Assistant Marshal

Matthew R. Reinhardt, Esq.

[matthew.reinhardt@qpwbllaw.com](mailto:matthew.reinhardt@qpwbllaw.com)

V.I. Bar No.: 1265

Quintairos, Prieto, Wood & Boyer, P.A.

24b Norre Gade

St. Thomas, VI 00802

*Mailing Address:*

255 South Orange Avenue, Suite 900

Orlando, Florida 32801

Phone: (855) 287-0240

Fax: (855) 287-0211