

**IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
DISTRICT OF ST. CROIX**

ASCENDANCY USVI LLC,)	
)	
Plaintiff,)	Case No. SX-09-CV-403
)	
v.)	Action for Debt and Foreclosure
)	
URFAST WILLIAMS, The Estate of JEAN)	
WILLIAMS, GLORIA T. COATES a/k/a)	
GLORIA COATES, and REVERE H.)	
SMITH a/k/a REVERE SMITH,)	
)	
Defendants.)	
)	

NOTICE OF MARSHAL'S SALE

In compliance with a Writ of Execution issued by the Superior Court of the Virgin Islands, Division of St. Croix, on or about March 20, 2024, in an action for debt and foreclosure designated Civil No. SX-2009-CV-403 by the Superior Court of the Virgin Islands and in which ASCENDANCY USVI LLC is the Plaintiff, and URFAST WILLIAMS, The Estate of JEAN WILLIAMS, GLORIA T. COATES a/k/a GLORIA COATES, REVERE H. SMITH a/k/a REVERE SMITH are the Defendants, 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. Croix, Virgin Islands, on the 17th day of May, 2024, at 10:00 a.m., the following real property:

**Plot 114 (5,162 square feet) of Mon Bijou, King Quarter, St. Croix,
U.S. Virgin Islands as shown on OLG Drawing No. 1863, dated
November 8, 1965**

Together with all of the tenements, hereditaments and appurtenances thereunto is belonging without any representation or guarantee. The above-described property is a residential dwelling consisting of a single family house, with 3 bedrooms and 1 bathroom.

1. The Marshal shall have the right to reject any and all bids not in accordance with the terms of sale or that are not at least Five Hundred and 00/100 Dollars (\$500.00) more than a preceding bid. 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 on or before 5:00pm on the day of the sale, failing which the Marshal reserves the right to award the sale to the next highest bidder. Purchaser shall pay the remaining ninety percent (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. ASCENDANCY USVI LLC may bid a credit against the judgment and interest thereon, plus any costs and expenses, without tender of cash.

2. The Purchaser shall be responsible for the payment of stamp taxes, recording fees, outstanding property taxes, attorney's fees, and related charges associated with obtaining and recording a deed to the Property.

3. The proceeds of such sale shall be applied as follows: first towards the satisfaction of any expenses associated with the sale, and then toward satisfaction of the judgment in favor of ASCENDANCY USVI LLC. Should there be additional remaining thereafter, the Court shall determine in a subsequent order how and to which party or parties such surplus shall be distributed.

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

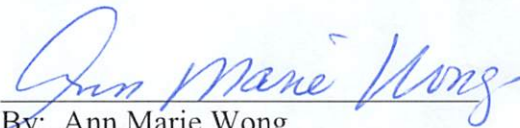
5. The Marshal reserves the right to reject any and all bids not in accordance with the terms of the sale.

6. The Virgin Islands Marshal shall report the date within ten (20) days of the date of sale.

7. 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: 4/9, 2024

LAWRENCE A. WALCOTT, JR.
Chief Marshal


By: Ann Marie Wong
Assistant Marshal

Malorie Winne Diaz, Esq.,
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Plaintiff,)	Case No. SX-09-CV-403
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URFAST WILLIAMS, The Estate of JEAN)	
WILLIAMS, GLORIA T. COATES a/k/a)	
GLORIA COATES, and REVERE H.)	
SMITH a/k/a REVERE SMITH,)	
)	
Defendants.)	
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TERMS OF SALE

In accordance with a Writ of Execution issued by the Clerk of the Court on March 20, 2024, for the Superior Court of the Virgin Islands, Division of St. Croix, in the matter of Plaintiff, ASCENDANCY USVI LLC versus Defendants, URFASST WILLIAMS, The Estate of JEAN WILLIAMS, GLORIA T. COATES a/k/a GLORIA COATES and REVERE H. SMITH a/k/a REVERE SMITH, Civil Case No. SX-2009-CV-403, in an action for debt and foreclosure of real property mortgage, the undersigned Marshal will sell that certain plot, piece and parcel of real property situated in St. Croix, U.S. Virgin Islands, known and described as follows:

**Plot 114 (5,162 square feet) of Mon Bijou, King Quarter, St. Croix,
U.S. Virgin Islands as shown on OLG Drawing No. 1863, dated
November 8, 1965**

is being sold at 10:00 a.m. on May 17, 2024, in the state and condition in which each 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 thereon, and to the following additional terms of sale:

1. The Marshal shall have the right to reject any and all bids not in accordance with the terms of sale or that are not at least Five Hundred Dollars (\$500.00) more than a preceding bid. 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 on or before 5:00 p.m. on the day of the sale, failing which the Marshal reserves the right to award the sale to the next highest bidder. Purchaser shall pay the remaining ninety percent (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. ASCENDANCY USVI LLC may bid a credit against its judgment and interest thereon, plus any costs and expenses, without tender of cash.

2. The Purchaser shall be responsible for the payment of stamp taxes, recording fees, outstanding property taxes, attorney's fees and related charges associated with obtaining and recording a deed to the Property.

3. The proceeds of such sale shall be applied as follows: first towards the satisfaction of any expenses associated with the sale, and then toward satisfaction of the judgment in favor of ASCENDANCY USVI LLC. Should there be any additional amount remaining thereafter, the Court shall determine in a subsequent order how and to which party or parties such surplus shall be distributed.

4. All payments must be made by cash, certified check, bank check, or U.S. postal money order. Personal and 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 Virgin Marshal shall report the sale within ten (10) days of the date of sale.

7. 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: 4/9/24

LAWRENCE A. WALCOTT, JR.
Chief Marshal

By: Ann Marie Wong
Ann Marie Wong
Assistant Marshal