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## Public Sale of Property In Mount Pleasant, St. Croix Announced by U.S. Marshal's Office

**Judicial real estate auction set for January 18, 2024: key details for prospective buyers provided**

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**Propert in Estate Mount Pleasant, Prince Quarter being auctioned by the USDA.**

The U.S. Marshal's Office has announced a public sale of real estate located in St. Croix. Scheduled for January 18, 2024, at 11:00 a.m., the sale complies with a Writ of Execution from the District Court of the Virgin Islands. Interested parties are invited to attend the auction at the U.S. Courthouse & Federal Building, 3013 Lot 13, Golden Rock, Christiansted, St. Croix.

The property in question, Plot No. 254, measures approximately 0.2296 U.S. acres in Estate Mount Pleasant, Prince Quarter. It is represented in the Public Works Department Drawing No.

4716, dated March 29, 1993, and revised on February 25, 1997.

The sale will be conducted in accordance with the legal provisions outlined in 5 VIC 484 et seq. A minimum deposit of 10 percent or more of the purchase price is required from the successful bidder on the day of sale, by the close of business or 4:00 p.m., whichever is earlier. The remaining balance must be settled within 30 days. Failure to pay the balance within this period will result in the forfeiture of the deposit, which will then be applied to the satisfaction of the judgment for which the property is being sold.

The Marshal's Office has made it clear that all properties will be sold 'as is' and conveyed without any warranty concerning the condition, size, location, or state of title. This includes easements and rights of way visible on the earth's surface, as well as any real estate taxes, other taxes, and assessments. Additional terms may be announced at the time of the sale. All sales are subject to potential postponement or cancellation.

Potential buyers are solely responsible for investigating the property prior to the sale date. The U.S. Department of Agriculture (USDA) has made clear that it shall not be liable for any claims post-sale regarding property size, location, condition, or any issues that may arise.

The property, located at 254 Mt. Pleasant St. Croix, features an estimated lot size of 0.22 acres, with a living area of 1066 sq. ft., including 3 bedrooms and 2 bathrooms. The property requires rehabilitation and repairs.

The starting bid for the property is set at \$108,000. For more information on bidding procedures, interested parties can contact the Marshal's Office at Saint Thomas - District Headquarters (Phone: 340-774-2743) or St. Croix (Phone: 340-718-2743).

It is important to note that Rural Development is not the owner of this property. The sale provides an opportunity for potential buyers to invest in a property requiring refurbishment in a sought-after location.