NEGERI SABAH

APPROVED

DIANA @ DYMPHANA
STEPHEN TUNING
ACLR, PENAMPANG

Date: 30/10/2026

LAND ORDINANCE CAP. 68

LAND ENQUIRY No. 146 OF 2025

BETWEEN

AMBANK ISLAMIC BERHAD
(Company No. 295576-U) ..... **CHARGEE**

AND

LORETTO S. PADUA JR. @ DAMIEN PADUA JR II
(NRIC No. 800513-12-5219) ..... **CHARGOR**

PROCLAMATION OF SALE

IN PURSUANT of an Order of Sale by the Assistant Collector of Land Revenue **PENAMPANG (ACLR)** at the instance of **Chargee** made on the **17 th day** of **March 2026**, **NOTICE IS HEREBY GIVEN** that the under-mentioned property will be sold by public auction on Tuesday, **the day 24th November 2026** at **9:30 AM** at the Office of the Assistant Collector of Land Revenue, Penampang, Sabah.

DESCRIPTION OF THE LAND REFERRED TO:-

Title No.	:	**215380519**
Area	:	**361.7 square metres (3,893 square feet), more or less**
The property	:	**Double storey semi-detached house**
Term	:	**99 years commencing from o1st January 1983 to 31st December 2081**
Locality	:	**Lot No. 6, Lorong Kandawai, Taman Kandavai, 89500 District of Penampang, Sabah**
Reserved Price	:	**RM 810,000.00**

All interested bidders are required to register with the Auctioneer appointed by the Assistant Collector of Land Revenue Penampang and shall submit the following:-

1. An amount equivalent to 25% of the Reserved Price.

2. Board of Directors' Resolution and Written Authorisation where the bidder is a company bidding through an authorized person.

3. Written authorisation where the bidder is acting as a proxy.

A deposit of 25% of the Reserved Price to be paid by CASHIER'S ORDER or by BANK DRAFT to **WONG & SHIM,** agent for Assistant Collector Land Revenue Penampang immediately after the fall of the hammer and the balance of the purchase price shall be paid within ninety (90) days from the date of auction. Failure to pay the balance as stipulated above will result in FORFEITURE of the deposit.

The auction and all bidders shall be **subject to the Conditions of Sale**, details of which may be obtained from:-

1. WONG & SHIM,
   12th Floor, Wisma Merdeka Phase 1, Jalan Tun Razak, 88000 Kota Kinabalu, Sabah, Malaysia
   Tel. : 088-213579
   Fax : 088-213579

2. PG ACT FAST AUCTION(SABAH) SDN BHD,
   Jln NC Mogunting, Kg Babah, Bunduon, Penampang
   Tel. : 0167226667

3. Assistant Collector of Land Revenue,
   PENAMPANG
   Tel. : 088-720931/714103
   Fax : 088-726255

THIS Proclamation of Sale is PREPARED AND APPROVED by the ASSISTANT COLLECTOR OF LAND REVENUE, PENAMPANG.