

MALAYSIA
IN THE SESSIONS COURT IN SABAH AND SARAWAK AT KUDAT
SUIT NO.KDT-A53F-1/8-2021

APPLICATION FOR EXECUTION NO.BKI-36-20-10/2024 (HC5)

BETWEEN

NORLIN BINTI OMUNDOK
(NRIC NO. 860201-49-5362)

... PLAINTIFF /
JUDGMENT CREDITOR

AND

MOLINA BINTI MOROSOD
(NRIC NO. 720826-12-5084)

... DEFENDANT/
JUDGMENT DEBTOR

PROCLAMATION OF SALE

IN PURSUANT of an Order of Sale granted by High Court of Kota Kinabalu at the instance of the Judgement Creditor made on the 20th day of January 2026, NOTICE IS HEREBY GIVEN that the under-mentioned Property will be sold by public auction to be held at the Auction Room of High Court of Kota Kinabalu, Sabah on **THURSDAY, 9TH APRIL 2026 AT 9.00 A.M** and to be conducted by the Court Bailiff/Sheriff and the undermentioned Auctioneer.

DESCRIPTION OF THE PROPERTY REFERRED TO:-

Title Deed No.	:	Native Title No 053091071
The Property location	:	Within the locality of Kampung Kopunadan, Kudat
Type of Property	:	A Parcel of vacant land zoned under PC (HC) – Ridge Conservation Area and A(C) – Countryside /Rural Area
District	:	Kudat
Tenure	:	Interest in Perpetuity
Total Land Area	:	2.015 hectares (about 4.979 acres or 216,892.79 sq ft)
Registered Owner	:	Molina Bt Morosod
Encumbrances	:	Nil
Endorsement	:	Prohibitory Order – Six Months w.e.f from 1.1.2026-30.6.2026
Reserved Price	:	Ringgit Malaysia Forty Thousand (RM40,000.00) Only

IMPORTANT NOTICE TO ALL INTENDED BIDDERS

Intended bidder(s) are advised to: -

- (1) Inspect the said Property;
- (2) Conduct an official search on the Title Deeds at the relevant Land Office and/or other relevant authorities).
- (3) Make the necessary enquiries with the relevant authority(ies) on the terms and conditions of consent as successful bidder is required to pay outstanding charges due before the auction to the relevant authorities for effecting the transfer of the said Property;
- (4) Obtain a copy of the Conditions of Sale and Memorandum of Contract from the Auctioneer or Solicitors;
- (5) Ascertain all the relevant outgoing and other payments or charges to be paid before an interest in the said Property can be acquired;
- (6) Seek independent legal advice on the Conditions of Sale and Memorandum of Contract prior to the auction sale.

Prior to the commencement of the auction sale, all bidder(s) is/are required to register with the Auctioneer appointed by the Judgment Creditor. The bidder(s) shall submit the following to the Auctioneer.

- (7) An amount equivalent to twenty-five per cent (25%) of the reserved price;
- (8) Board of Directors' Resolution and written authorization where the bidder is a company bidding through an authorized person;
- (9) Written authorization where the bidder is acting as a proxy.

A deposit of twenty-five per cent (25%) of the successful bid to be paid by cash or by cashier's order or by bank draft payable to "AKAUNTAN NEGARA MALAYSIA", 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 Judgment Creditor at the request of the purchaser and their absolute discretion may grant to the purchaser an extension of time immediately following the expiry of the aforesaid **NINETY (90) DAYS** to pay the balance of the purchase price subject to the terms and conditions to be determined by the Judgment Creditor.

The auction and all bidders shall be SUBJECT TO the Conditions of Sale and Memorandum of Contract, details of which may be obtained from: -

1. **MESSRS. ALLION KITINGAN & PARTNERS**
Advocates & Solicitors
Lot 87, 3rd Floor, Block I, Asia City,
88000 Kota Kinabalu, Sabah
T: 088-267 869
E: allionkitingan@gmail.com

2. **MESSRS. PG ACT FAST AUCTION (SABAH) SDN BHD**
No.36, Lorong Raja Udang 6,
Kingfisher Phase 2,
88450 Kota Kinabalu, Sabah,
Tel: (088) 387711, (088) 203559, 016-7226667
Email: pgactfast.sabah@gmail.com