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(EXTRAORDINARY)
OF GUYANA

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GEORGETOWN, SATURDAY 11TH JANUARY, 2025

TABLE OF CONTENTS **PAGE**

FIRST SUPPLEMENT

Execution Sales … … … … … … … 121

LEGAL SUPPLEMENT

A. ACTS — NIL

B. SUBSIDIARY LEGISLATION — NIL

C. BILLS — NIL

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THE FIRST SUPPLEMENT TO THE OFFICIAL GAZETTE ON SATURDAY 11th JANUARY, 2025

EXECUTION SALES

County of Berbice

TO BE HELD ON TUESDAY, THE 6th DAY OF FEBRUARY, 2025

FIRST PUBLICATION

Pursuant to writs of seizure and sale in the matters following, I, the undersigned Registrar of the High Court of the Supreme Court of Judicature or my lawful deputy will expose for sale to the highest bidder in the presence of a Sworn Clerk or Assistant Sworn Clerk at the High Court of the Supreme Court of Judicature, Avenue of the Republic, in the City of Georgetown on Thursday, 6th day of February 2025 at 10.00 a.m., the following viz:

IN THE HIGH COURT OF THE SUPREME COURT OF JUDICATURE OF GUYANACOMMERCIAL DIVISION
2021-HC-DEM-CIV-FDA- 577

BETWEEN:

BANK OF NOVA SCOTIA

Plaintiff

- and -

SEORDYA RAGBHEER

Defendants.

NOTICE OF SALE

TAKE NOTE that on the 23rd day of August, 2021, the Judgment **Creditor Scotia Bank, obtained a judgment against Seordya Raghbeer.** As the Judgment Debtors failed to pay as ordered, the claimant has requested that the Judgment Debtors" property be sold to satisfy the judgment debt. It is ordered that the property described in the attached Schedule be sold forthwith.

SCHEDULE

1. **House lot numbered 213 (two hundred and thirteen) being portion of Tract lettered A of Area R Ankerville, in The John-Port Mourant Village District, Situate on the Corentyne Coast of the County of Berbice, in the Republic of Guyana.**

IN THE HIGH COURT OF THE SUPREME COURT OF JUDICATURE OF GUYANA
CIVIL JURISDICTION
2021-HC-DEM-CIV-FDA-644

BETWEEN:

THE BANK OF NOVA SCOTIA

Applicant

And

DYACHAND BISSOONCHAND

Respondent

NOTICE OF SALE

TAKE NOTE that on the 10th day of August, 2021, The Bank of Nova Scotia obtained judgement against Dyachand Bissoonchand. As the respondent failed to pay as ordered, the claimant has requested that the Judgment Debtors' property be sold to satisfy the judgment debt. It is ordered that the property described in the attached Schedule be sold forthwith.

SCHEDULE

2. BLOCK: XXV
PARCEL: 50
ZONE: C.C.B

IN THE HIGH COURT OF THE SUPREME COURT
OF JUDICATURE OF GUYANA
CIVIL JURISDICTION
2021-HC-DEM-CIV-FDA-1664

BETWEEN:

BANK OF NOVA SCOTIA

Applicant,

and

LEON ANTHONY PYDANA

Respondent

NOTICE OF SALE

TAKE NOTE that on the 10th day of August 2023, **The Bank of Nova Scotia**, obtained judgement against the Defendant Leon Anthony Pydana. As the respondent failed to pay as ordered, the claimant has requested that the Judgment Debtors' property be sold to satisfy the judgment debt. It is ordered that the property described in the attached Schedule be sold forthwith.

SCHEDULE

3. House lot numbered 25, Caracas, Berbice.

IN THE HIGH COURT OF THE SUPREME COURT
OF JUDICATURE OF GUYANA
CIVIL JURISDICTION
2022-HC-DEM-CIV-FDA-838

BETWEEN:

BANK OF NOVA SCOTIA

Applicant,

and

1. DESMOND LESTER FRASER
2. EUNICE PETAL FRASER

Respondent

NOTICE OF SALE

TAKE NOTE that on the 8th day of September, 2023, **The Bank of Nova Scotia**, obtained judgement against the **Respondents 1. Desmond Lester Fraser and 2. Enice Petal Fraser**. As the respondent failed to pay as ordered, the claimant has requested that the Judgment Debtors' property be sold to satisfy the judgment debt. It is ordered that the property described in the attached Schedule be sold forthwith.

SCHEDULE

4. PARCEL: 169
ZONE: E.B.B.R
BLOCK: I

Description and Location of Land: Part of Plantation Edinburgh

IN THE HIGH COURT OF THE SUPREME COURT
OF JUDICATURE OF GUYANA
CIVIL JURISDICTION
2023-HC-DEM-CIV-FDA-543

BETWEEN:

THE BANK OF NOVA SCOTIA

Plaintiff

and

PROPRIETOR OR PROPRIETORS

Respondent

NOTICE OF SALE

TAKE NOTE that on the 21st day of August, 2023, the Applicant **The Bank of Nova Scotia** obtained judgement, against **Proprietor or Proprietors**. As the Respondents failed to pay as ordered, the claimant has requested that the Judgment Debtors' property be sold

to satisfy the judgment debt. It is ordered that the property described in the attached Schedule be sold forthwith.

SCHEDULE

5. Lot 28 Goed Bananen Land, Canje, Berbice.

IN THE HIGH COURT OF THE SUPREME COURT OF JUDICATURE OF GUYANA CIVIL JURISDICTION 2019-HC-DEM-CIV-FDA-1678

BETWEEN:

THE BANK OF NOVA SCOTIA

Plaintiff

and

SIMONE MELISSA BAILEY also known as Simmone Melissa Bailey and Simmone Melissa Hoyte.

Respondents.

NOTICE OF SALE

TAKE NOTE that on the 14th day of January, 2020, the Judgment Creditor the Bank of Nova Scotia, obtained a judgment against Simone Melissa Bailey Wayne. As the Respondents' failed to pay as ordered, the claimant has requested that property be sold to satisfy the judgment debt. It is ordered that the property described in the attached Schedule be sold forthwith.

SCHEDULE

6. BLOCK: II
PARCEL:391
ZONE: E.B.C.R

Description and location of land: Part of Canefield

IN THE HIGH COURT OF THE SUPREME COURT OF JUDICATURE OF GUYANA CIVIL JURISDICTION 2021-HC-DEM-CIV-FDA-564

BETWEEN:

BANK OF NOVA SCOTIA

Applicant,

and

THE PROPRIETOR OR PROPRIETORS, REPRESENTATIVE OR REPRESENTATIVES

Respondents.

NOTICE OF SALE

TAKE NOTE that on the 16th day of June, 2021, the Bank of Nova Scotia obtained judgement against Proprietor or Proprietors, Representative or Representatives. As the Respondent failed to pay as ordered, the claimant has requested that the Judgment Debtors' property be sold to satisfy the judgment debt. It is ordered that the property described in the attached Schedule be sold forthwith.

SCHEDULE

7. House lot numbered 192 Ankerville, in The John-Port Mourant Village District, Situate on the Corentyne Coast of the County of Berbice, in the Republic of Guyana.

TAKE NOTICE that all persons having any right, title, interest or claim in and to the under mentioned immoveable property and who may have just grounds to oppose by the same are hereby required to do so in due form of Law at the office of the Registrar at Georgetown, Demerara. Those inclined to purchase will attend at the time and place abovementioned either in person or by Attorney or Agent duly authorized by written authority properly authenticated e.g., a Power of Attorney bearing the Clause "To bid for real and/or personal properties on behalf of the 'Appearer' and uplift receipts accordingly" or a notarized authorization.

• Terms of Sale for Immoveable Property Payment must be made as follows:- $500,000.00 (five hundred thousand dollars) and under, cash, exceeding $500,000.00- The purchaser or purchasers shall, unless they pay the purchase money at the time of the

sale, forthwith deposit with the Marshal 25% (twenty-five percent) of the purchase money, five hundred thousand dollars of which must be paid in cash at the time of sale and balance of the 25% (twenty-five percent) must be paid by manager's cheque by 3 p.m. of the same day, thereafter, the 25% (twenty five percent) of the purchaser money, if the purchase money does not exceed the sum of $5,000,000.00 (five million dollars) pay balance by three equal installments, with interest at the rate of 6% (six percent) per annum, at the expiration of 1,2,3 months respectively from the date of sale. And if the balance money exceeds the sum of $5,000,000.00 (five million dollars), pay the balance with interest at the rate of 6% (six percent) per annum, by three equal installments at the expiration of 2, 4, 6 months, respectively from the date of sale. In event of the purchaser making default in payment of any of the installments the amount of the deposit shall, unless the Court on an urgent application with notice filed within 7 days (seven days) of the default extends the time for payment, be forfeited and applied by the Marshal towards discharge of the execution costs and Judgement debt or debts.

In event of the purchaser making default in payment thereof, forfeiture proceedings shall be applied in accordance with part 48.14 of the Rule No 1 of 2024 - The Civil Procedure (Amendment) Rules 2024.

Title will be passed pursuant to section 124 of the Land Registry Act, Cap 5:02, Laws of Guyana.

Dated the 7th day of January, 2025.

Mrs. Sueanna Lovell
Registrar
Supreme Court of Judicature.