



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 680

25

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Februarie

2022

No. 45949

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

SALES IN EXECUTION AND OTHER PUBLIC SALES  
GEREGTELIKE EN ANDER OPENBARE VERKOPE

N.B. The Government Printing Works will  
not be held responsible for the quality of  
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**AIDS HELPLINE: 0800-0123-22 Prevention is the cure**

**IMPORTANT NOTICE:**

**THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.**

**No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.**

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

### TO ALL SUPPLIERS AND SERVICE PROVIDERS OF THE GOVERNMENT PRINTING WORKS

It has come to the attention of the *GOVERNMENT PRINTING WORKS* that there are certain unscrupulous companies and individuals who are defrauding unsuspecting businesses disguised as representatives of the *Government Printing Works (GPW)*.

The scam involves the fraudsters using the letterhead of *GPW* to send out fake tender bids to companies and requests to supply equipment and goods.

Although the contact person's name on the letter may be of an existing official, the contact details on the letter are not the same as the *Government Printing Works*. When searching on the Internet for the address of the company that has sent the fake tender document, the address does not exist.

The banking details are in a private name and not company name. Government will never ask you to deposit any funds for any business transaction. *GPW* has alerted the relevant law enforcement authorities to investigate this scam to protect legitimate businesses as well as the name of the organisation.

Example of e-mails these fraudsters are using:

[PROCUREMENT@GPW-GOV.ORG](mailto:PROCUREMENT@GPW-GOV.ORG)

Should you suspect that you are a victim of a scam, you must urgently contact the police and inform the *GPW*.

*GPW* has an official email with the domain as [@gpw.gov.za](mailto:GPW@gpw.gov.za)

Government e-mails DO NOT have org in their e-mail addresses. All of these fraudsters also use the same or very similar telephone numbers. Although such number with an area code 012 looks like a landline, it is not fixed to any property.

*GPW* will never send you an e-mail asking you to supply equipment and goods without a purchase/order number. *GPW* does not procure goods for another level of Government. The organisation will not be liable for actions that result in companies or individuals being resultant victims of such a scam.

*Government Printing Works* gives businesses the opportunity to supply goods and services through RFQ / Tendering process. In order to be eligible to bid to provide goods and services, suppliers must be registered on the National Treasury's Central Supplier Database (CSD). To be registered, they must meet all current legislative requirements (e.g. have a valid tax clearance certificate and be in good standing with the South African Revenue Services - SARS).

The tender process is managed through the Supply Chain Management (SCM) system of the department. SCM is highly regulated to minimise the risk of fraud, and to meet objectives which include value for money, open and effective competition, equitability, accountability, fair dealing, transparency and an ethical approach. Relevant legislation, regulations, policies, guidelines and instructions can be found on the tender's website.

## Fake Tenders

National Treasury's CSD has launched the Government Order Scam campaign to combat fraudulent requests for quotes (RFQs). Such fraudulent requests have resulted in innocent companies losing money. We work hard at preventing and fighting fraud, but criminal activity is always a risk.

### How tender scams work

There are many types of tender scams. Here are some of the more frequent scenarios:

Fraudsters use what appears to be government department stationery with fictitious logos and contact details to send a fake RFQ to a company to invite it to urgently supply goods. Shortly after the company has submitted its quote, it receives notification that it has won the tender. The company delivers the goods to someone who poses as an official or at a fake site. The Department has no idea of this transaction made in its name. The company is then never paid and suffers a loss.

OR

Fraudsters use what appears to be government department stationery with fictitious logos and contact details to send a fake RFQ to Company A to invite it to urgently supply goods. Typically, the tender specification is so unique that only Company B (a fictitious company created by the fraudster) can supply the goods in question.

Shortly after Company A has submitted its quote it receives notification that it has won the tender. Company A orders the goods and pays a deposit to the fictitious Company B. Once Company B receives the money, it disappears. Company A's money is stolen in the process.

Protect yourself from being scammed

- If you are registered on the supplier databases and you receive a request to tender or quote that seems to be from a government department, contact the department to confirm that the request is legitimate. Do not use the contact details on the tender document as these might be fraudulent.
- Compare tender details with those that appear in the Tender Bulletin, available online at [www.gpwonline.co.za](http://www.gpwonline.co.za)
- Make sure you familiarise yourself with how government procures goods and services. Visit the tender website for more information on how to tender.
- If you are uncomfortable about the request received, consider visiting the government department and/or the place of delivery and/or the service provider from whom you will be sourcing the goods.
- In the unlikely event that you are asked for a deposit to make a bid, contact the SCM unit of the department in question to ask whether this is in fact correct.

Any incidents of corruption, fraud, theft and misuse of government property in the *Government Printing Works* can be reported to:

Supply Chain Management: Ms. Anna Marie Du Toit, Tel. (012) 748 6292.  
Email: [Annamarie.DuToit@gpw.gov.za](mailto:Annamarie.DuToit@gpw.gov.za)

Marketing and Stakeholder Relations: Ms Bonakele Mbhele, at Tel. (012) 748 6193.  
Email: [Bonakele.Mbhele@gpw.gov.za](mailto:Bonakele.Mbhele@gpw.gov.za)

Security Services: Mr Daniel Legoabe, at tel. (012) 748 6176.  
Email: [Daniel.Legoabe@gpw.gov.za](mailto:Daniel.Legoabe@gpw.gov.za)

# Closing times for **ORDINARY WEEKLY** **LEGAL A, LEGAL B AND LEGAL C** 2022

*The closing time is **15:00** sharp on the following days:*

- **31 December 2021**, Friday for the issue of Friday **07 January 2022**
- **07 January**, Friday for the issue of Friday **14 January 2022**
- **14 January**, Friday for the issue of Friday **21 January 2022**
- **21 January**, Friday for the issue of Friday **28 January 2022**
- **28 January**, Friday for the issue of Friday **04 February 2022**
- **04 February**, Friday for the issue of Friday **11 February 2022**
- **11 February**, Friday for the issue of Friday **18 February 2022**
- **18 February**, Friday for the issue of Friday **25 February 2022**
- **25 February**, Friday for the issue of Friday **04 March 2022**
- **04 March**, Friday for the issue of Friday **11 March 2022**
- **11 March**, Friday for the issue of Friday **18 March 2022**
- **17 March**, Thursday for the issue of Friday **25 March 2022**
- **25 March**, Friday for the issue of Friday **01 April 2022**
- **01 April**, Friday for the issue of Friday **08 April 2022**
- **07 April**, Thursday for the issue of Thursday **14 April 2022**
- **13 April**, Wednesday for the issue of Friday **22 April 2022**
- **21 April**, Thursday for the issue of Friday **29 April 2022**
- **28 April**, Thursday for the issue of Friday **06 May 2022**
- **06 May**, Friday for the issue of Friday **13 May 2022**
- **13 May**, Friday for the issue of Friday **20 May 2022**
- **20 May**, Friday for the issue of Friday **27 May 2022**
- **27 May**, Friday for the issue of Friday **03 June 2022**
- **03 June**, Friday for the issue of Friday **10 June 2022**
- **09 June**, Thursday for the issue of Friday **17 June 2022**
- **17 June**, Friday for the issue of Friday **24 June 2022**
- **24 June**, Friday for the issue of Friday **01 July 2022**
- **01 July**, Friday for the issue of Friday **08 July 2022**
- **08 July**, Friday for the issue of Friday **15 July 2022**
- **15 July**, Friday for the issue of Friday **22 July 2022**
- **22 July**, Friday for the issue of Friday **29 July 2022**
- **29 July**, Friday for the issue of Friday **05 August 2022**
- **04 August**, Thursday for the issue of Friday **12 August 2022**
- **12 August**, Friday for the issue of Friday **19 August 2022**
- **19 August**, Friday for the issue of Friday **26 August 2022**
- **26 August**, Friday for the issue of Friday **02 September 2022**
- **02 September**, Friday for the issue of Friday **09 September 2022**
- **09 September**, Friday for the issue of Friday **16 September 2022**
- **16 September**, Friday for the issue of Friday **23 September 2022**
- **23 September**, Friday for the issue of Friday **30 September 2022**
- **30 September**, Friday for the issue of Friday **07 October 2022**
- **07 October**, Friday for the issue of Friday **14 October 2022**
- **14 October**, Friday for the issue of Friday **21 October 2022**
- **21 October**, Friday for the issue of Friday **28 October 2022**
- **28 October**, Friday for the issue of Friday **04 November 2022**
- **04 November**, Friday for the issue of Friday **11 November 2022**
- **11 November**, Friday for the issue of Friday **18 November 2022**
- **18 November**, Friday for the issue of Friday **25 November 2022**
- **25 November**, Friday for the issue of Friday **02 December 2022**
- **02 December**, Friday for the issue of Friday **09 December 2022**
- **08 December**, Thursday for the issue of Thursday **15 December 2022**
- **15 December**, Thursday for the issue of Friday **23 December 2022**
- **22 December**, Thursday for the issue of Friday **30 December 2022**

## LIST OF TARIFF RATES FOR PUBLICATION OF LEGAL NOTICES IN THE GOVERNMENT GAZETTE

**COMMENCEMENT: 1 APRIL 2018**

(LEGAL NOTICES FROM SOURCES OTHER THAN GOVERNMENT DEPARTMENTS)

Pricing for Fixed Price Notices	
Notice Type	New Price (R)
J158 - Setting aside of Provisional Orders	37.82
J297 - Election of executors, curators and tutors	37.82
J295 - Curators and tutors: Masters' notice	37.82
J193 - Notice to creditors in deceased estates	37.82
J187 - Liquidation and distribution accounts in deceased estates lying for inspection	37.82
J28	37.82
J29	37.82
J29 – CC	37.82
Form 1	37.82
Form 2	37.82
Form 3	37.82
Form 4	37.82
Form 5	37.82
Form 6	75.66
Form 7	37.82
Form 8	37.82
Form 9	75.66

*Sales in execution, Orders of the Court, General Legal, Public Auctions, Company Notice, Business Notices, Liquidators Notice) is priced based on the amount of page space the notice takes up at a rate of R151.32 per quarter page.*

Pricing for Variable Priced Notices		
Notice Type	Page space	New Price
Sales in execution	1/4	151.32
Orders of the Court	1/4	151.32
General Legal	1/4	151.32
Public Auctions	1/4	151.32
Company Notice	1/4	151.32
Business Notices	1/4	151.32
Liquidators Notice	1/4	151.32

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

The **Government Printing Works (GPW)** has established rules for submitting notices in line with its electronic notice processing system, which requires the use of electronic *Adobe Forms*. Please ensure that you adhere to these guidelines when completing and submitting your notice submission.

### CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.
2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website [www.gpwonline.co.za](http://www.gpwonline.co.za)

All re-submissions will be subject to the standard cut-off times.

**All notices received after the closing time will be rejected.**

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
National Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Regulation Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Petrol Price Gazette	Monthly	Tuesday before 1st Wednesday of the month	One day before publication	1 working day prior to publication
Road Carrier Permits	Weekly	Friday	Thursday 15h00 for next Friday	3 working days prior to publication
Unclaimed Monies (Justice, Labour or Lawyers)	January / September 2 per year	Last Friday	One week before publication	3 working days prior to publication
Parliament (Acts, White Paper, Green Paper)	As required	Any day of the week	None	3 working days prior to publication
Manuals	Bi- Monthly	2nd and last Thursday of the month	One week before publication	3 working days prior to publication
State of Budget (National Treasury)	Monthly	30th or last Friday of the month	One week before publication	3 working days prior to publication
<i>Extraordinary Gazettes</i>	As required	Any day of the week	<i>Before 10h00 on publication date</i>	<i>Before 10h00 on publication date</i>
Legal Gazettes A, B and C	Weekly	Friday	One week before publication	Tuesday, 15h00 - 3 working days prior to publication
Tender Bulletin	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 15h00 - 3 working days prior to publication
Gauteng	Weekly	Wednesday	Two weeks before publication	3 days <b>after</b> submission deadline
Eastern Cape	Weekly	Monday	One week before publication	3 working days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 working days prior to publication
North West	Weekly	Tuesday	One week before publication	3 working days prior to publication
KwaZulu-Natal	Weekly	Thursday	One week before publication	3 working days prior to publication
Limpopo	Weekly	Friday	One week before publication	3 working days prior to publication
Mpumalanga	Weekly	Friday	One week before publication	3 working days prior to publication

### GOVERNMENT PRINTING WORKS - BUSINESS RULES

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
Gauteng Liquor License Gazette	Monthly	Wednesday before the First Friday of the month	Two weeks before publication	3 working days <b>after</b> submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days <b>after</b> submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 working days <b>after</b> submission deadline
Mpumalanga Liquor License Gazette	Bi-Monthly	Second & Fourth Friday	One week before publication	3 working days prior to publication

### EXTRAORDINARY GAZETTES

3. *Extraordinary Gazettes* can have only one publication date. If multiple publications of an *Extraordinary Gazette* are required, a separate Z95/Z95Prov *Adobe* Forms for each publication date must be submitted.

### NOTICE SUBMISSION PROCESS

4. Download the latest *Adobe* form, for the relevant notice to be placed, from the **Government Printing Works** website [www.gpwonline.co.za](http://www.gpwonline.co.za).
5. The *Adobe* form needs to be completed electronically using *Adobe Acrobat / Acrobat Reader*. Only electronically completed *Adobe* forms will be accepted. No printed, handwritten and/or scanned *Adobe* forms will be accepted.
6. The completed electronic *Adobe* form has to be submitted via email to [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za). The form needs to be submitted in its original electronic *Adobe* format to enable the system to extract the completed information from the form for placement in the publication.
7. Every notice submitted **must** be accompanied by an official **GPW** quotation. This must be obtained from the *eGazette* Contact Centre.
8. Each notice submission should be sent as a single email. The email **must** contain **all documentation relating to a particular notice submission**.
  - 8.1. Each of the following documents must be attached to the email as a separate attachment:
    - 8.1.1. An electronically completed *Adobe* form, specific to the type of notice that is to be placed.
      - 8.1.1.1. For *National Government Gazette* or *Provincial Gazette* notices, the notices must be accompanied by an electronic Z95 or Z95Prov *Adobe* form
      - 8.1.1.2. The notice content (body copy) **MUST** be a separate attachment.
    - 8.1.2. A copy of the official **Government Printing Works** quotation you received for your notice. (*Please see Quotation section below for further details*)
    - 8.1.3. A valid and legible Proof of Payment / Purchase Order: **Government Printing Works** account customer must include a copy of their Purchase Order. **Non-Government Printing Works** account customer needs to submit the proof of payment for the notice
    - 8.1.4. Where separate notice content is applicable (Z95, Z95 Prov and TForm 3, it should **also** be attached as a separate attachment. (*Please see the Copy Section below, for the specifications*).
    - 8.1.5. Any additional notice information if applicable.



## GOVERNMENT PRINTING WORKS - BUSINESS RULES

9. The electronic *Adobe* form will be taken as the primary source for the notice information to be published. Instructions that are on the email body or covering letter that contradicts the notice form content will not be considered. The information submitted on the electronic *Adobe* form will be published as-is.
10. To avoid duplicated publication of the same notice and double billing, Please submit your notice **ONLY ONCE**.
11. Notices brought to **GPW** by "walk-in" customers on electronic media can only be submitted in *Adobe* electronic form format. All "walk-in" customers with notices that are not on electronic *Adobe* forms will be routed to the Contact Centre where they will be assisted to complete the forms in the required format.
12. Should a customer submit a bulk submission of hard copy notices delivered by a messenger on behalf of any organisation e.g. newspaper publisher, the messenger will be referred back to the sender as the submission does not adhere to the submission rules.

### QUOTATIONS

13. Quotations are valid until the next tariff change.
  - 13.1. **Take note:** **GPW's** annual tariff increase takes place on **1 April** therefore any quotations issued, accepted and submitted for publication up to **31 March** will keep the old tariff. For notices to be published from 1 April, a quotation must be obtained from **GPW** with the new tariffs. Where a tariff increase is implemented during the year, **GPW** endeavours to provide customers with 30 days' notice of such changes.
14. Each quotation has a unique number.
15. Form Content notices must be emailed to the *eGazette* Contact Centre for a quotation.
  - 15.1. The *Adobe* form supplied is uploaded by the Contact Centre Agent and the system automatically calculates the cost of your notice based on the layout/format of the content supplied.
  - 15.2. It is critical that these *Adobe* Forms are completed correctly and adhere to the guidelines as stipulated by **GPW**.
16. **APPLICABLE ONLY TO GPW ACCOUNT HOLDERS:**
  - 16.1. **GPW** Account Customers must provide a valid **GPW** account number to obtain a quotation.
  - 16.2. Accounts for **GPW** account customers **must** be active with sufficient credit to transact with **GPW** to submit notices.
    - 16.2.1. If you are unsure about or need to resolve the status of your account, please contact the **GPW** Finance Department prior to submitting your notices. (If the account status is not resolved prior to submission of your notice, the notice will be failed during the process).
17. **APPLICABLE ONLY TO CASH CUSTOMERS:**
  - 17.1. Cash customers doing **bulk payments** must use a **single email address** in order to use the **same proof of payment** for submitting multiple notices.
18. The responsibility lies with you, the customer, to ensure that the payment made for your notice(s) to be published is sufficient to cover the cost of the notice(s).
19. Each quotation will be associated with one proof of payment / purchase order / cash receipt.
  - 19.1. This means that **the quotation number can only be used once to make a payment.**

**GOVERNMENT PRINTING WORKS - BUSINESS RULES****COPY (SEPARATE NOTICE CONTENT DOCUMENT)**

20. Where the copy is part of a separate attachment document for Z95, Z95Prov and TForm03
- 20.1. Copy of notices must be supplied in a separate document and may not constitute part of any covering letter, purchase order, proof of payment or other attached documents.
- The content document should contain only one notice. (You may include the different translations of the same notice in the same document).
- 20.2. The notice should be set on an A4 page, with margins and fonts set as follows:
- Page size = A4 Portrait with page margins: Top = 40mm, LH/RH = 16mm, Bottom = 40mm;  
Use font size: Arial or Helvetica 10pt with 11pt line spacing;
- Page size = A4 Landscape with page margins: Top = 16mm, LH/RH = 40mm, Bottom = 16mm;  
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

**CANCELLATIONS**

21. Cancellation of notice submissions are accepted by **GPW** according to the deadlines stated in the table above in point 2. Non-compliance to these deadlines will result in your request being failed. Please pay special attention to the different deadlines for each gazette. Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.
22. Requests for cancellation must be sent by the original sender of the notice and must be accompanied by the relevant notice reference number (N-) in the email body.

**AMENDMENTS TO NOTICES**

23. With effect from 01 October 2015, **GPW** will not longer accept amendments to notices. The cancellation process will need to be followed according to the deadline and a new notice submitted thereafter for the next available publication date.

**REJECTIONS**

24. All notices not meeting the submission rules will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)). Reasons for rejections include the following:
- 24.1. Incorrectly completed forms and notices submitted in the wrong format, will be rejected.
- 24.2. Any notice submissions not on the correct *Adobe* electronic form, will be rejected.
- 24.3. Any notice submissions not accompanied by the proof of payment / purchase order will be rejected and the notice will not be processed.
- 24.4. Any submissions or re-submissions that miss the submission cut-off times will be rejected to the customer. The Notice needs to be re-submitted with a new publication date.

**GOVERNMENT PRINTING WORKS - BUSINESS RULES****APPROVAL OF NOTICES**

25. Any notices other than legal notices are subject to the approval of the Government Printer, who may refuse acceptance or further publication of any notice.
26. No amendments will be accepted in respect to separate notice content that was sent with a Z95 or Z95Prov notice submissions. The copy of notice in layout format (previously known as proof-out) is only provided where requested, for Advertiser to see the notice in final Gazette layout. Should they find that the information submitted was incorrect, they should request for a notice cancellation and resubmit the corrected notice, subject to standard submission deadlines. The cancellation is also subject to the stages in the publishing process, i.e. If cancellation is received when production (printing process) has commenced, then the notice cannot be cancelled.

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

27. The Government Printer will assume no liability in respect of—
  - 27.1. any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
  - 27.2. erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;
  - 27.3. any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

**LIABILITY OF ADVERTISER**

28. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

**CUSTOMER INQUIRIES**

Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While **GPW** deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

**GPW** has a 2-working day turnaround time for processing notices received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

29. Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
30. Requests for Quotations (RFQs) should be received by the Contact Centre at least **2 working days** before the submission deadline for that specific publication.

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

31. The Request for Quotation for placement of the notice should be sent to the Gazette Contact Centre as indicated above, prior to submission of notice for advertising.
32. Payment should then be made, or Purchase Order prepared based on the received quotation, prior to the submission of the notice for advertising as these documents i.e. proof of payment or Purchase order will be required as part of the notice submission, as indicated earlier.
33. Every proof of payment must have a valid **GPW** quotation number as a reference on the proof of payment document.
34. Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the Gazette Contact Centre, **Government Printing Works**, Private Bag X85, Pretoria, 0001 email: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za) before publication.
35. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and future notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or electronic funds transfer into the **Government Printing Works** banking account.
36. In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the **Government Printing Works**.
37. The **Government Printing Works** reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the List of Fixed Tariff Rates, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

### PROOF OF PUBLICATION

38. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website [www.gpwonline.co.za](http://www.gpwonline.co.za) free of charge, should a proof of publication be required.
39. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such *Government Gazette(s)*

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

**Physical Address:**

**Government Printing Works**  
149 Bosman Street  
Pretoria

**Postal Address:**

Private Bag X85  
Pretoria  
0001

**GPW Banking Details:**

**Bank:** ABSA Bosman Street  
**Account No.:** 405 7114 016  
**Branch Code:** 632-005

**For Gazette and Notice submissions:** Gazette Submissions:

**For queries and quotations, contact:** Gazette Contact Centre:

**E-mail:** [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za)

**E-mail:** [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

**Tel:** 012-748 6200

**Contact person for subscribers:** Mrs M. Toka:

**E-mail:** [subscriptions@gpw.gov.za](mailto:subscriptions@gpw.gov.za)

**Tel:** 012-748-6066 / 6060 / 6058

**Fax:** 012-323-9574

# SALES IN EXECUTION AND OTHER PUBLIC SALES GEREGTELIKE EN ANDER OPENBARE VERKOPE

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: 1072/2021

IN THE HIGH COURT OF SOUTH AFRICA

(MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT))

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR, and JUSTIN CLIFTON LE ROUX - FIRST EXECUTION DEBTOR / LINDY CATHERINE LE ROUX - SECOND EXECUTION CREDITOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-16, 10:00, The Sheriff's Office, 51A Dr Beyers Naude Street, Standerton**

## DESCRIPTION:

ERF 1158 STANDERTON EXTENSION 3 TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 1094 (ONE THOUSAND AND NINETY FOUR) SQUARE METRES / HELD BY DEED OF TRANSFER T14016/2015 / SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN / Physical address is 8 CEDAR STREET, STANDERTON .

IMPROVEMENTS - (Not guaranteed): MAIN DWELLING : 1 X ENTRANCE HALL / 1 X LOUNGE / 1 X DINING ROOM / 1 X KITCHEN / 4 X BEDROOM / 1 X WC / 1 X BATHROOM / 1 X SHOWER / 3 X WC / 3 X CARPORTS / 1 X ENTERTAINMENT AREA / 4 X ROOMS / SHOWER / WC. / GRANNY FLAT: 1 X LOUNGE / 1 X KITCHEN / 1 X BEDROOM / 1 X SHOWER / 1 X WC.

Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price of R1 250 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3 The Purchaser shall pay a deposit of 10% (TEN PER CENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 51A DR BEYERS NAUDE STREET, STANDERTON. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadfileAction?id=99961>). / 9. The auction will be conducted by the Sheriff, I DU PLESSIS, or her deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at: NELSPRUIT, 2021-12-02.

SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT, Tel. 013 752 4459, Fax. 013 755 3897, Ref. C VAN WYK / FL0058.

**Case No: 4218/2020  
73, DURBAN**

IN THE MAGISTRATE'S COURT FOR  
THE DISTRICT OF PINETOWN, HELD AT PINETOWN

**In the matter between: COTSWOLD DOWNS MANAGEMENT ASSOCIATION NPC, Plaintiff, and M & J PROJECTS INVESTMENTS (PTY) LIMITED (REGISTRATION NO.: 2013/035105/07), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-09, 10H00, THE SHERIFF'S OFFICE, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In pursuance of a Judgment granted by this Honourable Court on 7th August 2020 and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the Magistrate's Court PINETOWN at THE SHERIFF'S OFFICE, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN on 9th MARCH 2022 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE MAGISTRATE'S COURT, PINETOWN: ADDRESS AS ABOVE, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

Erf 2291 Hillcrest, Registration Division FT, Province of KwaZulu-Natal, in extent 1033 (One Thousand and Thirty Three) square metres.

Held by Deed of Transfer No.: T24443/2013

Also known as: 11 COTSWOLD CHASE, COTSWOLD DOWNS ESTATE, 95 INANDA ROAD, HILLCREST  
MAGISTERIAL DISTRICT: PINETOWN

ZONING: RESIDENTIAL

IMPROVEMENTS: VACANT LAND

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown.
3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - b) FICA-legislation i.r.o. proof of identity and address particulars.
  - c) Payment of a Registration Fee of R15 000.00 in cash.
  - d) Registration conditions.

The conditions shall lie for inspection at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

Every owner will become a member of Cotswold Downs Management Association and Cotswold Leisure Centre upon registration of transfer which imposes and creates certain obligations and rights in favour of the owner. The details of which are fully set out in Cotswold Downs Management Association's standard Sale Agreement and Annexures thereto, a copy of which is available for perusal at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

The office of the Sheriff for Pinetown will conduct the sale with auctioneers N.B. Nxumalo (Sheriff) and/or Mrs S. Raghoo.

Advertising costs at current publication rates and sale costs accordingly to court rules apply.

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EXECUTION CREDITORS ATTORNEYS

MEUMANN WHITE ATTORNEYS

5th Floor, MB House

641 Peter Mokaba Ridge

Berea, Durban

Ref: 164919/V.D. Govender/ko

Email: [kirsty@meumannwhite.co.za](mailto:kirsty@meumannwhite.co.za)

Phone: 031-835 9700

Dated at: DURBAN, 2022-01-17.

MEUMANN WHITE INC, 5TH FLOOR, MB HOUSE, 641 PETER MOKABA RIDGE, BEREA, DURBAN, Tel. 0318359700, Fax. 0866851760, Ref. 164919/V GOVENDER/KO.

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**Case No: 69/19  
Docex 1 East London**

IN THE HIGH COURT OF SOUTH AFRICA  
(THE DISTRICT OF PEDDIE, HELD AT PEDDIE)

**In the matter between: Mgwalana Homeowners Association (Execution Creditor), and Gavin Allwright  
(Execution Debtor)**

**NOTICE OF SALE IN EXECUTION**

**2022-03-18, 10:00, Magistrates Court, Main Road, Peddie**

IN PURSUANCE of a Judgment granted in the Magistrates Court and Warrant of Execution dated 12 July 2021 by the above Honourable Court, the following property will be sold in Execution without reserve on FRIDAY, the 18th March 2022 at 10h00 by the Sheriff of the Court at the Magistrates Court, Main Road, Peddie.

**Property Description:**

ERF 320 MGWALANA

NGQUSHWA MUNICIPALITY

PROVINCE OF THE EASTERN CAPE

IN EXTENT 997 (NINE HUNDRED AND NINETY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T55/1995-CS

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

And

ERF 321 MGWALANA

NGQUSHWA MUNICIPALITY

PROVINCE OF THE EASTERN CAPE

IN EXTENT 902 (NINE HUNDRED AND TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T55/1995-CS

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

Commonly known as: UNKNOWN

DESCRIPTION: VACANT PLOTS

The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff's Office, 115 High Street, Grahamstown.

**TERMS:**

10% (TEN PER CENTUM) of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the Sheriff.

The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. Should the purchaser fail to furnish the sheriff with a bank guarantee within 21 days after the date of sale, the sheriff may in his/her sole discretion grant the purchaser a 5 day extension within which to provide the required bank guarantee. Should the Purchaser fail to furnish the sheriff with a bank guarantee, which is approved by the Plaintiff's attorney, within the required time, the sale may be cancelled.

On the sale of immovable property by the Sheriff as auctioneer, 6.0% on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance [thereof] of the proceeds of the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, which commission shall be paid by the purchaser on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within 14 (fourteen) days from the date of the sale.

The property consists of usual buildings/outbuildings but nothing is guaranteed.

**RULES OF AUCTION:**

a The auction will be conducted by the Sheriff.

b The conduct of the auction is subject to the Consumer Protection Act, 68 of 2008, to the provisions whereof the attention of the public is drawn.

c The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

Dated at: EAST LONDON, 2022-01-18.



Drake Flemmer & Orsmond EL Inc., Unit 10B, Sutton Square, 8 Queens Road, King Williams Town; C/o Gordon McCune Attorneys, 140 Alexandra Road, King Williams Town, Tel. 0437224210, Fax. 0866218490, Ref. SMATHIE/kk/M148/MAT39450, Acc. DRAKE FLEMMER & ORSMOND INC.

**Case No: 10536/2019**

IN THE HIGH COURT OF SOUTH AFRICA  
(WESTERN CAPE DIVISION, CAPE TOWN)

**In the matter between: SB GUARANTEE COMPANY (PTY) LIMITED (Execution Creditor), and FHATUWANI MUDAU (Judgment Debtor)**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-16, 11:00, at the Sheriff's Office, Unit B5, Coleman Business Park, Coleman Street, Elsies River, Western Cape**

In pursuance of a judgment granted by this Honourable Court on 29 August 2019, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court, Goodwood at the Sheriff's Office, Unit B5, Coleman Business Park, Coleman Street, Elsies River, Western Cape on WEDNESDAY, 16 MARCH 2022 at 11H00, subject to a reserve price of R 2 439 432.95, to the highest bidder.

The office of the Sheriff Goodwood will conduct the sale with auctioneer MR F VAN GREUNEN, or his Deputy.

The rules of the auctions and Conditions of Sale may be inspected during office hours at the sheriff's office at Unit B5, Coleman Business Park, Coleman Street, Elsies River, Western Cape (Tel: 021 592 0140), 24 hours prior to the sale in execution.

The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property: Erf 32116 Goodwood, in the City of Cape Town, Cape Division, Province of the Western Cape, in extent 450 square metres held by Deed of Transfer No. T56347/2015, also known as 5 Cuylerhof Street, Edgemoed, Cape Town, Western Cape, subject to the conditions contained in the title deed and especially to a restriction against alienation in favour of Garden Cities NPC (RF).

IMPROVEMENTS (not guaranteed): Freestanding Single Storey, Brick Walls, Tiled Roof, Parquet Floors, Lounge/Dining Room, Kitchen, Scullery, 4 Bedrooms, 2 Bathrooms, 2 Showers, 2 Toilets, Unfenced Boundary, Residential Zoning, Swimming Pool.

This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof.

The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the confirmation of the sale by the court.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Registration as a buyer is a pre-requisite subject to the following conditions, inter alia:

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
2. FICA-legislation: Requirement of proof of ID and residential address and other.
3. All bidders are required to pay R 15 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
4. Sheriff's registration conditions.

Dated at: CAPE TOWN, 2022-01-24.

TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town, Tel. 021 529 7710, Fax. 021 529 7711, Ref. T Van der Spuy/mm/M25978.



**Case No: 21262/2020  
DOCEX 178, PRETORIA**

**IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff, and RONNY STANLEY KAPTEIN, and ULCKE ANJE KAPTEIN, Defendants**

**NOTICE OF SALE IN EXECUTION**

**2022-03-16, 10:00, THE SHERIFF'S OFFICE, CENTURION EAST: 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION**

In pursuance of a judgment granted by this Honourable Court on 11 JANUARY 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 025 000.00, by the Sheriff of the High Court CENTURION EAST, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, CENTURION EAST: whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

ERF 1674 PIERRE VAN RYNEVELD EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, IN EXTENT: 900 (NINE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER T3378/2017. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 6 VENTER ROAD, PIERRE VAN RYNEVELD, CENTURION, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

HOUSE CONSISTING OF: 3 BEDROOMS, 2 BATHROOMS, LOUNGE, DINING ROOM, KITCHEN, SINGLE GARAGE, STAFF TOILET.

Dated at: PRETORIA, 2022-01-14.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. S13502/DBS/N FOORD/CEM.

**Case No: 50979/2017  
DOCEX 178, PRETORIA**

**IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff, and LYNETTE STEYN N.O. duly appointed EXECUTRIX in the ESTATE OF THE LATE DE WET ERLANK STEYN in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended) AND LYNETTE STEYN, I.D.: 660108 0202 08 7, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-03-18, 10:00, THE SHERIFF'S OFFICE, ROODEPOORT NORTH: 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In pursuance of judgments granted by this Honourable Court on 2 NOVEMBER 2017 and 23 MARCH 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court ROODEPOORT NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, ROODEPOORT NORTH: whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

PORTION 145 OF THE FARM RUIMSIG NO. 265, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 1,0199 (ONE COMMA ZERO ONE NINE NINE) HECTARES, HELD BY DEED OF TRANSFER T57955/2005. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 145 GELDING AVENUE, RUIMSIG, ROODEPOORT, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG WEST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, STUDY, KITCHEN, SCULLERY, PANTRY, 5 BEDROOMS, 3 BATHROOMS, 2 SEPARATE TOILETS, COVERED PATIO, ENTERTAINMENT ROOM & OUTBUILDING: 4 GARAGES, 2 STAFF QUARTERS, STAFF BATHROOM, STORE ROOM & COTTAGE/FLAT: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & OTHER FACILITIES: THATCH LAPA, SWIMMING POOL, TENNIS COURT, BOREHOLE.

Dated at: PRETORIA, 2022-01-19.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. S12164/DBS/N FOORD/CEM.

**Case No: 72697/2017  
DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff, and FREDERIK HERMANUS BERNARDO, ANNEMIE ELIZNA VAN AARDT, and JOHANNA MAGRETHA VAN DER SCHYFF, Defendants**

**NOTICE OF SALE IN EXECUTION**

**2022-03-18, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: UNIT 5B SENTIO BUILDING, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK**

In pursuance of judgments granted by this Honourable Court on 14 FEBRUARY 2018 and 11 FEBRUARY 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, VANDERBIJLPARK: whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

REMAINING EXTENT OF ERF 110 VANDERBIJL PARK SOUTH WEST 5 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 2574 (TWO THOUSAND FIVE HUNDRED AND SEVENTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER T29096/2012. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 11 GREIG STREET, VANDERBIJL PARK SOUTH WEST NO. 5, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, STUDY, KITCHEN, LAUNDRY, 5 BEDROOMS, 2 BATHROOMS, 2 SEPARATE TOILETS, COVERED PATIO, STORE ROOM & OUTBUILDING: 2 GARAGES, STAFF QUARTERS, STAFF BATHROOM, STORE ROOM, STAFF LOUNGE, SMALL KITCHENETTE & OTHER FACILITIES: INDOOR SWIMMING POOL, WENDY HUT, SECURITY SYSTEM, AUTO GARAGE DOORS, AUTO GATES, INTERCOM, SHADEPORT.

Dated at: PRETORIA, 2022-01-19.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. S12339/DBS/N FOORD/CEM.

**Case No: ECQTNRC225/19**  
**Docex 1 East London**

IN THE HIGH COURT OF SOUTH AFRICA

(IN THE REGIONAL DIVISION OF THE EASTERN CAPE HELD AT QUEENSTOWN)

**In the matter between: The Standard Bank of South Africa Ltd, Plaintiff, and Mnoneleli Aphelele Zwakala (First Execution Debtor), and Mninawa Zwakala (Second Execution Debtor)**

NOTICE OF SALE IN EXECUTION

**2022-03-16, 10:00, Sheriff's Office, 57 Komani Street, Queenstown**

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 20 MARCH 2020 by the above Honourable Court, the following property will be sold in Execution without reserve on WEDNESDAY, the 16th March 2022 at 10h00 by the Sheriff of the Court at the Sheriff's Office, 57 Komani Street, Queenstown.

Property Description:

ERF 56 TYLDEN

IN THE ENOCH MGIJIMA LOCAL MUNICIPALITY

DIVISION OF QUEENSTOWN

EASTERN CAPE PROVINCE

IN EXTENT 793 (SEVEN HUNDRED AND NINETY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T33209/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

AND

ERF 59 TYLDEN

IN THE ENOCH MGIJIMA LOCAL MUNICIPALITY

DIVISION OF QUEENSTOWN

EASTERN CAPE PROVINCE

IN EXTENT 793 (SEVEN HUNDRED AND NINETY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T33209/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Commonly known as: UNKNOWN

DESCRIPTION: 1 x LOUNGE, 1 x DINING ROOM, 1 x KITCHEN, 3 x BEDROOMS, 1 x BATHROOM, 1 x WATER CLOSET, 4 x CARPORTS, 1 x STORE ROOM

The Conditions of Sale will be read prior to the sale and may be inspected at: Sheriff's Office, 57 Komani Street, Queenstown.

TERMS:

10% (TEN PER CENTUM) of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the Sheriff.

The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. Should the purchaser fail to furnish the sheriff with a bank guarantee within 21 days after the date of sale, the sheriff may in his/her sole discretion grant the purchaser a 5 day extension within which to provide the required bank guarantee. Should the Purchaser fail to furnish the sheriff with a bank guarantee, which is approved by the Plaintiff's attorney, within the required time, the sale may be cancelled.

On the sale of immovable property by the Sheriff as auctioneer, 6.0% on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance [thereof] of the proceeds of the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, which commission shall be paid by the purchaser on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within 14 (fourteen) days from the date of the sale.

The property consists of usual buildings/outbuildings but nothing is guaranteed.

RULES OF AUCTION:

a The auction will be conducted by the Sheriff.

b The conduct of the auction is subject to the Consumer Protection Act, 68 of 2008, to the provisions whereof the attention of the public is drawn.

c The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

Dated at: EAST LONDON, 2022-01-07.

Drake Flemmer & Orsmond EL Inc., C/o Bowes McDougall Inc, 27A Prince Alfred Street, Queenstown, Tel. 0437224210, Fax. 0437221555, Ref. SNeI/kk/SBF.Z20, Acc. DRAKE FLEMMER & ORSMOND INC.

**Case No: 2083/2020  
2083/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: GREENHOUSE FUNDING 4 (RF) LIMITED, Plaintiff, and VERNON JOHN RATHBONE and BRENDA CHARMAINE RATHBONE, Defendants**

NOTICE OF SALE IN EXECUTION

**2022-03-18, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG**

In pursuance of a judgment granted by this Honourable Court on 24 AUGUST 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R625 000.00, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BOKSBURG: whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

ERF 960 IMPALAPARK TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 892 (EIGHT HUNDRED AND NINETY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T5276/2010, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 10 JUNKER STREET, IMPALA PARK, BOKSBURG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 CARPORTS.

Dated at: PRETORIA, 2022-01-17.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. GH0353/DBS/N FOORD/CEM.

**Case No: 5974/19**

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF PORT SHEPSTONE HELD AT PORT SHEPSTONE)

**In the matter between: CARIBBEAN ESTATES MASTER HOME OWNERS ASSOCIATION, Applicant and RUPERT HERMANUS MOUNTJOY KLOPPER (ID NO: 730815 5164 080), Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-07, 10:00, THE SHERIFF'S OFFICE, NO 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

The sale in execution is conducted in accordance to the consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the defendant for money owing to the plaintiff.

The auction will be conducted by the Sheriff. MAB MAHLANGU, or her deputy.

PROPERTY:

1. ERF 1165 PORT EDWARD- Registration Division E.T. Province of KwaZulu Natal. In the RAY NKONYENI MUNICIPALITY AREA, IN EXTENT 436 (FOUR HUNDRED AND THIRTY SIX) Square Meters first transferred by Deed

of Transfer NO: T31988/2005 with general plan SG NO: 2908/2004 relating thereto and held by Deed of Transfer T16562/2009 and

2. An undivided share in the common property in the scheme apportioned to the said Section in accordance with the participation quota as endorsed on the Sectional Plan.

TITLE DEED NO: T16562/2009.

Zoning: The property is a vacant stand (the accuracy hereof is not guaranteed) and is sold "voetstoots"

THE CONDITIONS OF SALE-The sale shall be subject to the terms and conditions of the Magistrate's Court Act and the Rules made thereunder.

Advertising costs at current publication rates and sale costs according to court rules apply.

Registration as a buyer is a pre-requisite subject to Conditions, interalia:

(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

Rules of the auction and conditions of sale may be inspected at the Sheriff's office - No 17A Mgazi Avenue, Umtentweni, Port Shepstone 24 hours prior to the auction.

All bidders are required to present their identity document together with their proof of residence for FICA compliance.

All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of sale.

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his Attorney, and shall be furnished to the Sheriff within 10 days after the date of sale.

Transfer shall be affected by the Attorneys for the Plaintiff KINGSLEY DU PLESSIS INC and the purchaser shall pay all transfer costs, including costs of any cancellation of any existing bonds, transfer duty costs and also current and arrear rates, taxed and/or levies, value added tax, attorney/client legal costs and other necessary charges to effect transfer, upon request by the said Plaintiff's Attorneys.

The purchaser may take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. The full conditions of sale may be inspected at the offices of the Sheriff of the Magistrate's Court, 17A Mgazi Avenue, Umtentweni Port Shepstone.

Dated at MARGATE, 2022-01-26.

Attorneys for Plaintiff(s): KINGSLEY DU PLESSIS INC, LOT 3158 BOYES LANE, MARGATE. Telephone: 039 317 3196. Attorney Ref: KDP/cb/31C008010.

**Case No: 2018/2021**

**Docex: 3**

IN THE HIGH COURT OF SOUTH AFRICA  
(FREE STATE DIVISION, BLOEMFONTEIN)

**In the matter between: CHANGING TIDES 17 (PTY) LTD N.O., Plaintiff and PHILLIP NELSON MOTLEJWA MOROENG, 1<sup>st</sup> Defendant and PULANE SELINA MOROENG, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-16, 11:00, SHERIFF'S OFFICE, 366 STATE WAY, DOORN, WELKOM**

In pursuance of a judgment of the above Honourable Court granted on 10 June 2021 and a Writ of Execution subsequently issued, the following property will be sold in execution on 16 March 2022 at 11:00 at the SHERIFF'S OFFICE, 366 STATE WAY, DOORN, WELKOM

CERTAIN: ERF 143 FLAMINGO PARK, DISTRICT WELKOM, PROVINCE FREE STATE

Also known as 26 LARK STREET, FLAMINGO PARK, WELKOM, PROVINCE FREE STATE

ZONED FOR RESIDENTIAL PURPOSES

Measuring 1 281 (One Thousand Two Hundred and Eighty One) square metres

HELD: By Deed of Transfer T17844/2018

DESCRIPTION: A residential unit consisting of 3 BEDROOMS, 2 BATHROOMS, 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 LIVING ROOM, 1 KITCHEN, 1 GARAGE, 1 STAFF QUARTERS, 1 STAFF BATHROOM, 1 CARPORT, JACUZZI AND A LAPA (OF WHICH IMPROVEMENTS NOTHING IS GUARANTEED)

The conditions of sale in execution can be inspected during office hours at the offices of the sheriff for the High Court, Welkom.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the

SHERIFF FOR THE HIGH COURT, 366 STATE WAY, DOORN, WELKOM

Registration as a buyer, subject to certain conditions, is required i.e:

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 (obtainable at URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

2. Fica-legislation in respect of identity & address particulars.

3. Payment of registration monies of R15 000.00, refundable.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, WELKOM, will conduct the sale with auctioneer CLAYTON PETER BROWN.

Advertising costs at current publication tariffs and sale costs according to court rules will apply.

Dated at Bloemfontein, 2022-02-08.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 051-50 50 200. Fax: 0862702024. Attorney Ref: MRS A LOTTERING/RLC084 E-mail: [anri@mcintyre.co.za](mailto:anri@mcintyre.co.za). Attorney Acct: 00000001.

**Case No: 2018/14001**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: Nedbank Limited – Applicant and Panamo Properties143 (Pty) Limited – First Respondent; Donald Ian Fuller - Second Respondent and Richard Ian Fuller - Third Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-15, 11:00, Sheriff Randburg West, Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand**

CERTAIN: Erf 1262 Witkoppen Extension 89, Registration Division I.Q., Province of Gauteng, measuring 1524 (one thousand five hundred and twenty four) square metres and held under Deed of Transfer No. T59783/2008; and CERTAIN: Erf 1263 Witkoppen Extension 89, Registration Division I.Q., Province of Gauteng, measuring 3101 (three thousand one hundred and one) square metres and held under Deed of Transfer No. T59783/2008. The property is situated at STAND 1262 AND 1263, CORNER CAMPBELL ROADS, FOURWAYS, GAUTENG (26 CEDAR AVENUE, CNR CAMPBELL ROAD, WITKOPPEN, FOURWAYS).

Erf 1262	Permitted	Actual
Zoning	Residential 3	Shadeports for 30 vehicles
F.A.R.	0.4 610m <sup>2</sup>	The property is vacant except for shadeports
Coverage	40% 610 m <sup>2</sup>	providing parking for 30 vehicles
Height	3 storeys	
Building Lines	As per the site development plan	
Parking Ratio	As per the site development plan	
Comments	The property complies to town planning requirements	
Erf 1263	Permitted	Actual
Zoning	Special for nodal activities including motor showrooms and offices	Motor showroom, workshops



F.A.R.	As per the site development plan	0.75	2 339 m <sup>2</sup>
Coverage	As per the site development plan	40%	1 243 m <sup>2</sup>
Height	2 storeys		2 storeys and basement
Building Lines	10 metre along the Cedar Road boundary	14m from Cedar Road boundary / 4m from Eastern boundary	
		8m from Western boundary / 6m from Campbell Road boundary	
Parking Ratio	3 bays per 100 m <sup>2</sup>	70 parking bays are required , 20 covered parking bays and	
		adequate further open space for parking are available	

Comments The property complies to town planning requirements

Erf 1262 Witkoppen Extension 89 is subject to a servitude for municipal purposes across its full extent with a sewer servitude, 10 metres wide, which runs from the north-east to south-west as indicated in SG Diagram No. 2242/2002. Erf 1263 offers a custom built motor dealership comprising an enclosed showroom, offices and workshop area, as well as carports for a total of 20 vehicles. Erf 1262 provides shaded parking for 30 vehicles. It is entirely subject to a servitude for municipal purposes.

Erf 1263 - Main Showroom:- The main showroom is allocated on the ground floor of the building and comprises a large open plan showroom with stairs leading up to a mezzanine office area. A reception and open plan office area is situated underneath the administrative offices on the mezzanine level. A small display area, kitchen and male and female ablution facilities are located on the western side of the building. The offices are made up of drywall partitioning and can be changed to accommodate individual tenant requirements. An internal staircase positioned adjacent to the ablution facilities lead to the basement level and vehicular access is gained via sliding shop front doors situated along the eastern side of the showrooms. The building was originally designed to accommodate one large tenant and two smaller tenants with the smaller tenants each having a long, narrow showroom floor and mezzanine offices above the rear of the unit and pedestrian access to the common property kitchen and male and female ablution facilities. These units have since been incorporated into a single showroom display area and three separate mezzanine levels are used as offices and storage.

Basement Level:- The basement level was originally designed as a dealership service department made up of small offices, vehicle parking bays and an internal staircase. Access was gained via double doors situated in the northern wall of the basement. The entire stand is paved and fenced and further improved with IBR carports for 20 vehicles. Access is from Campbell Road via a motorised steel gate.

Erf 1262:- This Erf is a paved and fenced and improved with 10 shadeports, providing covered parking for 30 vehicles. Access is from Campbell road via a manual steel gate. Improvements on both Erven appear neat and in an average maintained condition.

Construction:- Walls - Painted brick and glass / Roof - IBR / Windows - Steel with standard glazing / Doors - Unknown / Ceilings - Unknown / Lighting - Unknown / Sanitary Ware - Unknown / Floors - Tile and concrete / Air-conditioning - Unknown / Generator - Unknown / Firefighting equipment - Unknown

Extent of Improvements:-

Description	GBA	GLA	Coverage	FAR
Basement	869m <sup>2</sup>	869m <sup>2</sup>		869m <sup>2</sup>
Showroom floor	1 179m <sup>2</sup>	1 179m <sup>2</sup>	1 179m <sup>2</sup>	1 179m <sup>2</sup>
Mezzanine floor	227m <sup>2</sup>	227m <sup>2</sup>		227m <sup>2</sup>
Access lobby	11m <sup>2</sup>	11m <sup>2</sup>	11m <sup>2</sup>	11m <sup>2</sup>
Ancillary areas	53m <sup>2</sup>	53m <sup>2</sup>	53m <sup>2</sup>	53m <sup>2</sup>
Totals	2 399m <sup>2</sup>	2 339m <sup>2</sup>	1 243m <sup>2</sup>	2 339m <sup>2</sup>

Site Improvements:-

Erf 1262

Erf 1263

Paving - Interlocking brick paving - 1 542m<sup>2</sup>

Paving - Interlocking brick paving - 1 858m<sup>2</sup>

Fencing - Various materials - 195m

Fencing - Various materials - 220m

Shadeports - Shadenet - 30

Shadeports - IBR - 20

Gates - Manual steel gate - 1

Gates - Motorised steel gate - 1

(The nature, extent, condition and existence of the improvements are not guaranteed.)

WHICH CANNOT BE GUARANTEED.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. Take further note that:- Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.3 of the Conditions of Sale in which case any claim for interest shall lapse. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Randburg West, Unit C1 Mount Royal, 657 James Crescent, Halfway House. The Sheriff Randburg West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:-

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00 in cash.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Randburg West, Unit C1 Mount Royal, 657 James Crescent, Halfway House, during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2022-02-03.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, 56 Wierda Road East, Wierda Valley, Sandton.  
Telephone: 011292-5608. Fax: 011292-5888. Attorney Ref: Ms M Cowley/jm/MAT23271.

**Case No: 4912/2007**

IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU/NATAL LOCAL DIVISION, DURBAN)

**In the matter between: Absa Bank Ltd, Plaintiff and M Y Baig (ID 4807305155081), First Defendant and N Baig (ID 5004200310081), Second Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-14, 09:00, The Sheriff of the High Court Durban West, No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban (alternatively at the property address on condition of the Lockdown Level)**

The following property will be sold in execution to the highest bidder on MONDAY the 14TH day of MARCH 2022 at 09H00am at the SHERIFF OF THE HIGH COURT DURBAN WEST, NO. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN (ALTERNATIVELY AT THE PROPERTY ADDRESS ON CONDITION OF THE LOCKDOWN LEVEL), namely: PORTION 59 OF ERF 808 BRICKFIELD, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU/NATAL, IN EXTENT 843 (EIGHT HUNDRED AND FORTY THREE) SQUARE METRES, HELD UNDER DEED OF TRANSFER NO. T7349/2004, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. The property is improved, without anything warranted by: DWELLING UNDER BRICK AND TILE CONSISTING OF: MAIN BUILDING : 4 BEDROOMS, LOUNGE, TV ROOM, DINING ROOM, KITCHEN, SCULLERY, STUDY, 2 BATHROOMS, LAUNDRY, 2 FAMILY ROOMS. COTTAGE : 1 BEDROOM, KITCHEN, TOILET AND BATHROOM, SWIMMING POOL, PAVING, BOUNDARY WALL. Physical address is 82 HARRIS CRESCENT, SHERWOOD, KWAZULU-NATAL. THE PROPERTY IS ZONED: Special residential (nothing guaranteed). The material terms are 10% deposit, balance payable on transfer, guarantees within 21 days of sale. Take further note that : 1.) This sale is a sale in execution pursuant to a judgement obtained in the above court. 2.) The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of Durban West, No. 1 Rhodes Avenue, Glenwood, Durban. 3.) Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). b) Fica - legislation to provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months). c) Payment of a registration deposit of R15 000.00 in cash. d) Registration conditions. The office of the Sheriff for Durban West will conduct the sale with auctioneers N ADAMS. Advertising costs at current publication rates and sale costs according to Court rules, apply.



Dated at Kloof, 2022-02-01

Attorneys for Plaintiff(s): Geyser Du Toit Louw & Kitching Inc., Manor House, Braehead Office Park, 1 Old Main Road, Kloof, 3610. Telephone: 031-7020331. Fax: 0862198580. Attorney Ref: ATK/JM/T3861.

**Case No: 733/2020**

**Docex: 7, PORT ELIZABETH**

IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CAPE LOCAL DIVISION, PORT ELIZABETH)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and RAEESAH NIEKERK, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-03-11, 10:00, OFFICE OF THE SHERIFF PORT ELIZABETH WEST, 68 PERKINS STREET, NORTH END, PORT ELIZABETH**

In pursuance of a judgment dated 31 August 2021 of the above Honourable Court and an attachment in execution, the Defendants' property described below will be sold by the Sheriff or the Deputy On duty at the office of Sheriff Port Elizabeth West, 68 Perkins Street, North End, Port Elizabeth on Friday the 11 March 2022 at 10H00, by public auction and with a reserve of R1 242 976.55:

Erf 2913 Newton Park, in the Nelson Mandela Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, measuring 995 square metres in extent, held under Deed of Transfer No. T72109/2017 subject to conditions therein contained, which property is situated at 28 Mangold Street, Newton Park, Port Elizabeth.

Description of Property:

Dwelling consisting of Reception Room, Kitchen, 3 Offices, 1 Bathroom and 2 Toilets. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction will be read prior to the sale and may be inspected at the Sheriff's abovementioned offices.

Terms: 10% deposit and Sheriff's charges of 6% of the proceeds of the sale which shall be paid by the Purchaser up to a price of R100,000.00 and thereafter 3,5% on R100,001.00 to R400,000.00 and 1,5% on the balance of the proceeds of the sale provided that the minimum amount payable shall be R3,000.00 plus VAT and the maximum R40,000.00, plus VAT, on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved of by Plaintiff's Attorneys, to be furnished to the Sheriff within twenty-one (21) days from the date of the sale.

Registration as a buyer is a pre-requisite subject to Conditions, inter alia,:

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R15,000.00 in cash
- d) Registration Condition.

Dated at GQEBERHA, 2022-02-01.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027229. Fax: 0415852239. Attorney Ref: Leigh Deyssel. Attorney Acct: STA269/0672.

Case No: 66493/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) PLAINTIFF and MORNE HAYDN WARD (IDENTITY NUMBER: 750311 5197 085), FIRST DEFENDANT and PADMINI WARD (IDENTITY NUMBER: 790725 0797 080), SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2022-03-14, 10:00, 4 ANGUS STREET, GERMISTON**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R596 756.00, will be held by the SHERIFF OF THE HIGH COURT, GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON on MONDAY the 14TH of MARCH 2022 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, GERMISTON SOUTH during office hours.

CERTAIN: PORTION 176 OF ERF 54 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, MEASURING 793 (SEVEN HUNDRED AND NINETY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T22257/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 28 WEIDEMAN STREET, KLIPPOORTJE AL, GERMISTON.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

BUILDING TYPE: SINGLE STOREY

WALLING: PALISADES AND PRE-CAST

ROOF CONSTRUCTION: CORRUGATED IRON

LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, 2 CARPORTS, LAPA.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF GERMISTON SOUTH.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008
  - (b) (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (c) FICA-legislation in respect of proof of identity and address particulars;
  - (d) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;
  - (e) Registration conditions.

Dated at PRETORIA, 2022-01-25.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/MVDB/MAT57849.

Case No: 65501/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and MAHLOMOLA KLEINBOOI MOFOKENG (IDENTITY NUMBER: 840315 5783 085), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2022-03-18, 10:00, UNIT 5 SENTIO BUILDING, GROUND FLOOR FRIKKIE MEYER BOULEVARD, VANDERBIJL PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R400 000.00, will be held by the SHERIFF OF THE HIGH COURT, VANDERBIJL PARK at UNIT 5, SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJL PARK on FRIDAY the 18TH of MARCH 2022 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, VANDERBIJL PARK during office hours.

CERTAIN: ERF 309 VANDERBIJL PARK CENTRAL WEST NO 4 TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG, MEASURING 650 (SIX HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T4372/2016

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

ALSO KNOWN AS: 21 CM VAN DEN HEEVEN STREET, VANDERBIJL PARK CW4.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

MAIN BUILDING: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 TOILET

OUTBUILDING: 1 GARAGE, 1 BEDROOM, 1 TOILET.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF VANDERBIJL PARK, UNIT 5, SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJL PARK 24 (twenty-four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.

2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF VANDERBIJL PARK.

3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2022-02-01.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: ISMAIL/MVDB/MAT66527.

Case No: RC1310/2020

IN THE MAGISTRATE'S COURT FOR

(REGIONAL COURT FOR THE REGIONAL DIVISION OF KWAZULU-NATAL HELD AT PIETERMARITZBURG)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06) PLAINTIFF and SHELTON MAIKOO (IDENTITY NUMBER: 950222 5251 087), FIRST DEFENDANT and CRYSTAL BOOYSEN (IDENTITY NUMBER: 860224 0041 082), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**22022-03-18, 11:00, 397 LANGALIBALELE STREET, PIETERMARITZBURG**

In execution of a judgment of the Regional Court for the Regional Division of Kwazulu-Natal, Pietermaritzburg, in the abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE LOWER COURT, PIETERMARITZBURG at 397 LANGALIBALELE STREET, PIETERMARITZBURG on FRIDAY the 18TH of MARCH 2022 at 11:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, PIETERMARITZBURG during office hours.

CERTAIN:

(1) A Unit consisting of -

(a) Section Number 72 as shown and more fully described on Sectional Plan Number SS345/1995, in the scheme known as CHAPTERS in respect of the land and building or buildings situated at PIETERMARITZBURG TOWNSHIP, in the MSUNDUZI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 22 (TWENTY TWO) SQUARE METRES in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY DEED OF TRANSFER ST35289/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

A one half share in and to:

(2) An exclusive use are described as PORCH P29 measuring 2 (TWO) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as CHAPTERS in the respect of the land and building or buildings situate at PIETERMARITZBURG TOWNSHIP, in the MSUNDUZI MUNICIPALITY as shown and more fully described on Sectional Plan Number SS345/1995 held by notarial deed of cession number SK3273/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

ALSO KNOWN AS: DOOR A02 CHAPTERS, 33 ST PATRICKS ROAD, SCOTTSVILLE, PIETERMARITZBURG.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

MAIN DWELLING: KITCHEN, 1 BEDROOM, SHOWER, TOILET.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF PIETERMARITZBURG, 397 LANGALIBALELE STREET, PIETERMARITZBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF PIETERMARITZBURG.

3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) (refundable) in cash;

(d) Registration conditions;

(e) The auction will be conducted by the Sheriff, Mr SR Zondi or his Deputy Mrs T du Preez.

Dated at PRETORIA, 2022-02-01.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/WG/MAT64457.

**Case No: 843/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
(FREE STATE DIVISION, BLOEMFONTEIN)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and SUGAN GOVENDER (IDENTITY NUMBER: 840206 5266 082), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-03-18, 10:00, 20 RIEMLAND STREET, SASOLBURG**

In execution of a judgment of the High Court of South Africa, Free State Division, Bloemfontein, above mentioned suit, a sale with a reserve price of R184 523.39, will be held by the SHERIFF OF THE HIGH COURT, SASOLBURG at 20 RIEMLAND STREET, SASOLBURG on FRIDAY the 18th of MARCH 2022 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, SASOLBURG during office hours.

CERTAIN:

A Unit consisting of -

(a) Section Number 314 as shown and more fully described on Sectional Plan Number SS152/2010, in the scheme known as PARKLANDS in respect of the land and building or buildings situated at SASOLBURG EXTENSION 2, METSIMAHOLO LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 52 (FIFTY TWO) SQUARE METRES in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY DEED OF TRANSFER ST9851/2016

ALSO KNOWN AS: 314 PARKLANDS FLATS, RETIEF STREET, SASOLBURG.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

OPEN PLAN LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM,

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF SASOLBURG, 20 RIEMLAND STREET, SASOLBURG, 24 (twenty-four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF SASOLBURG.

3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

(b) All bidders are required to present their Identity Document together with their proof of residence for FICA compliance;

(c) All bidders are required to pay R5 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card;

(d) The auction will be conducted by the Sheriff, VCR Daniel or his Deputy JM Barnard;

(e) Advertising costs at current publication rates and sale costs according to Court rules, apply;

(f) Registration conditions.

(g) Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at PRETORIA, 2022-02-01.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/OM/MAT61822.

**Case No: 19659/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and PAULO SERGIO SILVA NUNES RODRIQUES (IDENTITY NUMBER: 670715 5191 087), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2022-03-17, 10:00, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R520 000.00, will be held by the SHERIFF OF THE HIGH COURT, VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING on THURSDAY the 17TH of MARCH at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, VEREENIGING during office hours.

CERTAIN: HOLDING 523 WALKER'S FRUIT FARMS AGRICULTURAL HOLDINGS EXTENSION 1, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG

MEASURING 4,5429 (FOUR COMMA FIVE FOUR TWO NINE) HECTARES

HELD BY DEED OF TRANSFER NO T41619/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAIN ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS

ALSO KNOWN AS: 523 BLOSSOM ROAD, WALKERVILLE.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

A DWELLING HOUSE WITH TILED ROOF, 3 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, TOILET/BATHROOM, GARAGE AND CARPORT.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF VEREENIGING.

3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2022-01-25.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/BV/MAT58776.

Case No: 62348/2018

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF and COMFORT NGOBOKO MALEFAHLO (ID: 720521 5758 085), 1ST DEFENDANT, SEYANOKENG GOITSEMANG VENESSA MALEFAHLO N.O. (ID: 920801 0850 089), 2ND DEFENDANT and MASTER OF THE HIGH COURT (PRETORIA - ADMINISTRATION OF DECEASED ESTATES DEPARTMENT), 3RD DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-03-16, 10:00, 62 LUDORF STREET, BRITS**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT, GA-RANKUWA at 62 LUDORF STREET, BRITS on WEDNESDAY the 16TH of MARCH 2022 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, GA-RANKUWA during office hours.

CERTAIN: ERF 7495 MABOPANE UNIT S TOWNSHIP, REGISTRATION DIVISION J.R. NORTH WEST PROVINCE, MEASURING 201 (TWO HUNDRED AND ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T010158/2009

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: ERF 7495 MABOPANE UNIT S, MABOPANE, NORTH WEST.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 2 BEDROOMS, BATHROOM, TOILET, LOUNGE, KITCHEN

BRICK WALLS, HARVEY TILE ROOFING, TILED FLOORING, BRICK FENCING, CARPORT.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF GA-RANKUWA, 62 LUDORF STREET, BRITS, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF GA-RANKUWA.

3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2022-01-26.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/WG/MAT50560.



Case No: 31364/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF  
and MAYAKWE SOPHIE MAHLANGU (IDENTITY NUMBER: 700820 0377 089), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-03-16, 11:00, EKANGALA MAGISTRATE'S OFFICE**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above mentioned suit, a sale with a reserve price of R350 000.00, will be held by the SHERIFF OF THE HIGH COURT, EKANGALA at EKANGALA MAGISTRATE'S OFFICE on WEDNESDAY the 16TH of MARCH 2022 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF KWAMHLANGA during office hours.

CERTAIN: ERF 3078 EKANGALA-D TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG, MEASURING 456 (FOUR HUNDRED AND FIFTY SIX) SQUARE METRES

HELD BY DEED OF GRANT NUMBER TG261/1989KDMPU

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: ERF/STAND 3078 SECTION D EKANGALA.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

KITCHEN, BATHROOM, TOILET, DINING ROOM, STEEL SHELTER, 3 BEDROOMS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF KWAMHLANGA, OLD POST OFFICE BUILDING, OFFICE 1, SOLOMON MAHLANGU DRIVE, KWAMHLANGA, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF KWAMHLANGA.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
  - (d) All bidders are required to pay R10 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card;
  - (e) The auction will be conducted by the Acting Sheriff of the High Court Ekangala, Mr GA Mahlangu;
  - (f) Registration conditions;
  - (g) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA, 2021-12-08.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/WG/MAT56281.



Case No: 1493/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(FREE STATE DIVISION, BLOEMFONTEIN)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and ALBERTUS NICOLAS GROENEWALD (IDENTITY NUMBER: 720918 100 088), FIRST DEFENDANT & CARIENA GROENEWALD (IDENTITY NUMBER: 751208 0044 081), SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2022-03-17, 15:00, BETHULIE MAGISTRATE COURT, 16 JOUBERT STREET, BETHULIE**

In execution of a judgment of the High Court of South Africa, Free State Division, Bloemfontein, in the abovementioned suit, a sale with a reserve price of R364 925.40, will be held by the SHERIFF OF THE HIGH COURT, DE AAR at BETHULIE MAGISTRATE COURT, 16 JOUBERT STREET, BETHULIE on THURSDAY the 17TH of MARCH 2022 at 15:00 of the undermentioned property of the First and Second Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, DE AAR during office hours.

CERTAIN: ERF 37 BETHULIE, DISTRICT BETHULIE PROVINCE FREE STATE, IN EXTENT 1 487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T08439/2014

ALSO KNOWN AS: 27 PELLISSIER STREET, BETHULIE.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

MAIN BUILDING: SINGLE STOREY WITH BRICK WALLS, CORRUGATED IRON ROOF, CARPET AND TILE FLOORS CONSISTING OF 1 LOUNGE, 1 DINING ROOM, 3 BEDROOMS, 1 KITCHEN, 1 LAUNDRY ROOM, 1 BATHROOM, 1 TOILET, 1 GARAGE

OUTBUILDING: SINGLE STOREY WITH BRICK WALLS, CORRUGATED IRON ROOF, CEMENT FLOOR CONSISTING OF 1 STOREROOM

OTHER: FENCED BOUNDARY OF WIRE MESH.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF DE AAR, BETHULIE MAGISTRATE'S COURT, 16 JOUBERT STREET, BETHULIE, 24 (twenty-four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF DE AAR.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) (refundable) in cash;
  - (d) Registration conditions;
  - (e) Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at PRETORIA, 2022-01-27.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/OM/MAT57859.

Case No: 50489/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and THULISILE PERTUNIA MMAHOAU MASHIGO N.O. (IDENTITY NUMBER: 781119 0341 084), FIRST DEFENDANT & LIEBENBERG MALAN CONSULTANT (PTY) LTD N.O. (REGISTRATION NUMBER: 2014/192503/07), SECOND DEFENDANT & THULISILE PERTUNIA MMAHOAU MASHIGO (IDENTITY NUMBER: 781119 0341 084), THIRD DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-03-17, 09:30, 40 UECKERMANN STREET HEIDELBERG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT, HEIDELBERG at 40 UECKERMANN STREET, HEIDELBERG on THURSDAY the 17TH MARCH 2022 at 09:30 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, HEIDELBERG during office hours.

CERTAIN:

1. A Unit consisting of -

(a) Section Number 191 as shown and more fully described on Sectional Plan Number SS386/2006, in the scheme known as MISTY BAY in respect of the land and building or buildings situated at PORTION 987 OF THE FARM KOPPIESFONTEIN 478, REGISTRATION DIVISION I.R. GAUTENG, LOCAL AUTHORITY: MIDVAAL LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 126 (ONE HUNDRED AND TWENTY SIX) SQUARE METRES in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY DEED OF TRANSFER ST46764/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

2. An exclusive use area described as Garden Area Y191 measuring 200 (TWO HUNDRED) SQUARE METRES, being as such part of the common property, comprising the land and the scheme known as MISTY BAY in respect of the land and building or buildings situated at PORTION 987 OF THE FARM KOPPIESFONTEIN 478, REGISTRATION DIVISION I.R. GAUTENG, LOCAL AUTHORITY: MIDVAAL LOCAL MUNICIPALITY as shown and more fully described on Sectional Plan SSD792/2001

HELD BY NOTARIAL DEED OF CESSION NUMBER SK7847/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

ALSO KNOWN AS: SECTION 191 MISTY BAY, RING ROAD, KOPPIESFONTEIN.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

STEEL CORRUGATED IRON ROOF CONSISTING OF: 2 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE

OUTSIDE BUILDINGS WITH BRAAI AREA, JACUZZI, SINGLE CARPORT.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of SHERIFF HEIDELBERG at 40 UECKERMANN STREET, HEIDELBERG, 24 (twenty-four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.

2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF HEIDELBERG.

3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

(b) All bidders are required to present their Identity Document together with their proof of residence for FICA compliance;

(c) All bidders are required to pay R1 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card;

(d) No bidder or representative will be allowed to bid while on the phone. A full power of Attorney must be provided by all representatives;

(e) Registration conditions;

(f) Advertising costs at current publication rates and sale costs according to Court rules, apply;

(g) The auction will be conducted by the Sheriff, Mr Willem Nelson or his Deputy;

(h) The purchase shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of the sale;

(i) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale;

(j) The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions;

(k) Should the purchaser receive possession of the property, the purchase shall be liable for occupation rental at the rate of 1% per month from date of possession to date of transfer.

Dated at PRETORIA, 2022-01-27.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT63191.

**Case No: 41917/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF  
and REJOYCE MOLOI (IDENTITY NUMBER: 820727 0651 08 9), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2022-03-17, 09:00, 180 PRINCES AVENUE, BENONI**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above mentioned suit, a sale with a reserve price of R653 000.00, will be held by the SHERIFF OF THE HIGH COURT, BENONI at 180 PRINCES AVENUE, BENONI on THURSDAY the 17TH of MARCH 2022 at 09:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, BENONI during office hours.

CERTAIN:

ERF 7189 CRYSTAL PARK EXTENSION 64 TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG, MEASURING 368 (THREE HUNDRED AND SIXTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T29971/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 7189 TJAGRA STREET, CRYSTAL PARK EXTENSION 64, BENONI.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

MAIN DWELLING: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BENONI, 180 PRINCES AVENUE, BENONI, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.

2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF BENONI.

3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) (refundable) in cash;

(d) Registration conditions;

(e) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA, 2022-01-27.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/CM/MAT64853.

Case No: 6629/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and FRANCOIS OCKERT VAN SCHALKWYK (IDENTITY NUMBER: 690712 5283 08 5), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-03-17, 10:00, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above mentioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT, VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS on THURSDAY the 17TH of MARCH 2022 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, VEREENIGING during office hours.

CERTAIN: PORTION 122 OF ERF 1406 BEDWORTH PARK EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG

MEASURING 303 (THREE HUNDRED AND THREE) SQUARE METRES

HELD BY DEED OF TRANSFER T86193/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS

ALSO KNOWN AS: 75 REGULUS STREET, BEDWORTH PARK EXTENSION 7, VEREENIGING.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

MAIN DWELLING: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS

OUTBUILDINGS: 1 GARAGE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.

2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF VEREENIGING.

3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

(a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

- (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) in cash;
- (d) Registration conditions.

Dated at PRETORIA, 2021-11-22.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Attorney Ref: N CROUS/BV/MAT66131.

**Case No: 64044/2018**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and ELLESTER LUWELLIN SAUL (IDENTITY NUMBER: 790920 5157 08 9), FIRST DEFENDANT and BERYL RAMONA SAUL (IDENTITY NUMBER: 800203 0023 08 7), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-03-14, 10:00, 4 ANGUS STREET GERMISTON**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R650 000.00, will be held by the SHERIFF OF THE HIGH COURT, GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON on MONDAY the 14TH of MARCH 2022 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, GERMISTON SOUTH during office hours.

CERTAIN: PORTION 82 (PORTION OF PORTION 3) OF ERF 54 KLIPPOORTJE AGRICULTURAL LOTS , REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG, IN EXTENT 827 (EIGHT HUNDRED AND TWENTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO T29888/2013

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 23 CORNER OF NEILSON AND DU PISANE STREET, KLIPPOORTJE AL.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

MAIN DWELLING: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 1 LAUNDRY, 1 FAMILY ROOM, 4 BEDROOMS, 2 BATHROOMS

OUTBUILDINGS: 2 GARAGES

STAFF ROOM: 1 BEDROOM, 1 BATHROOM.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON, 24 (twenty-four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
  2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF GERMISTON SOUTH.
  3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
    - (a) Directive of the Consumer Protection Act 68 of 2008
    - (b) (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
    - (c) FICA-legislation in respect of proof of identity and address particulars;
    - (d) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;
    - (e) Registration conditions.
- Dated at PRETORIA, 2021-11-19.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/BV/MAT54592.

**Case No: 50520/2019**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF  
and ZWELETHU CHRISTOPHER KUBHEKA N.O. (IDENTITY NUMBER: 481102 5234 08 5), FIRST DEFENDANT  
& MASTER OF THE HIGH COURT - JOHANNESBURG (DECEASED ESTATES), SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2022-03-15, 11:00, 24 RHODES STREET, KENSINGTON-B, RANDBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT, SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG on TUESDAY the 15TH of MARCH 2022 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, SANDTON NORTH during office hours.

CERTAIN: ERF 1227 RIVERSIDE VIEW EXTENSION 30 TOWNSHIP, REGISTRATION DIVISION J.R. THE PROVINCE OF GAUTENG, MEASURING 257 (TWO HUNDRED AND FIFTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T45195/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 1227 ORCHARDS STREET, RIVERSIDE VIEW EXTENSION 30.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

3 BEDROOMS, 1 BATHROOM, 1 TV/LIVING ROOM, 1 KITCHEN, 1 SOLAR PANEL

OUTER WALL FINISHING: PLASTER

ROOF FINISHING: TILES

INTERIOR FLOOR FINISHING: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF OF THE HIGH COURT SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG 24 (twenty-four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF SANDTON NORTH.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) refundable;
  - (d) Advertising costs at current publication rates and sale costs according to Court rules, apply;
  - (e) Registration conditions.

Dated at PRETORIA, 2022-01-26.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/WG/MAT58057.



Case No: 1896/2021

IN THE MAGISTRATE'S COURT FOR  
(DISTRICT OF EMALAHLENI HELD AT EMALAHLENI)

In the matter between: **ABRINA 3574 T/A THE RIDGE HOMEOWNERS ASSOCIATION, Plaintiff and  
MOHLOPENI SAM MBHELE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-02, 10:00, SHERIFF FOR EMALAHLENI, PLOT 31 ZEEKOEWEATER, CNR GORDON ROAD &  
FRANCOIS STREET, EMALAHLENI**

ERF 1778, REYNO RIDGE EXT 24 TOWNSHIP, REGISTRATION DIVISION J.S., PROVINCE  
MPUMALANGA; MEASURING 600 (SIX HUNDRED) SQUARE METERS; HELD BY DEED OF TRANSFER  
T134174/2006

PHYSICAL ADDRESS OF PROPERTY: UNIT 1778, THE RIDGE ESTATE, SAGITTARIUS STREET, REYNO  
RIDGE EXT 24, EMALAHLENI

Improvements of Property:

A TILED ROOF, 4 X BEDROOMS, 2 X BATHROOMS, 1 X KITCHEN, 1 X LOUNGE, 1 X TV ROOM, 2 X  
GARAGES.

FENCING: BRICK WALLS

Conditions of sale may be inspected at the offices of the Sheriff, at PLOT 31 ZEEKOEWEATER, CNR GORDON  
ROAD & FRANCOIS STREET, EMALAHLENI (WITBANK).

Dated at PRETORIA, 2022-02-14.

Attorneys for Plaintiff(s): HAHN & HAHN ATTORNEYS, 218 RICHARD STREET, HATFIELD, PRETORIA.  
Telephone: 012 431 2480. Fax: 086 509 6077. Attorney Ref: EVERTS/AH/0IC653. Attorney Acct: FNB, 620 1326 4049.

Case No: 82/2019

Docex: 23

IN THE HIGH COURT OF SOUTH AFRICA  
(FREE STATE DIVISION, BLOEMFONTEIN)

In the matter between: **NEDBANK LIMITED Plaintiff and XOLANI DOM, 1ST DEFENDANT and MANTOA LUCIA  
DOM, 2ND DEFENDANT**

AUCTION

**2022-03-10, 10:00, SHERIFF'S OFFICE – KROONSTAD, at 16B CHURCH STREET, KROONSTAD, FREE STATE  
PROVINCE**

In execution of a Judgment of the Free State High Court, Bloemfontein in the abovementioned suite, a sale in  
execution is to take place at the office of the SHERIFF - KROONSTAD, at 16B CHURCH STREET, KROONSTAD,  
FREE STATE PROVINCE on THURSDAY the 10TH day of MARCH 2022 at 10h00 of the undermentioned property of  
the 1st and 2nd Judgment / Execution Debtors on the conditions to be read out by the Auctioneer at the time of the  
sale and which conditions may be inspected at the office of the SHERIFF - KROONSTAD, 16B CHURCH STREET,  
KROONSTAD, FREE STATE PROVINCE prior to the sale of:

"PORTION 5 OF ERF 572 KROONSTAD, DISTRICT KROONSTAD, PROVINCE FREE STATE  
IN EXTENT 872 (EIGHT HUNDRED AND SEVENTY- TWO) SQUARE METRES  
HELD BY DEED OF TRANSFER NO.: T1069/2002 AND  
DEED OF TRANSFER NO.: T5794/2016".

A residential property zoned as such and consisting of:

The house consists of:

Bedrooms (3) with build- in cupboards and tile floors, Bathrooms (1), Living Room (1) with wooden floors,  
Dining Room (1) with wooden floors, Kitchen (1) with tile floors.

The outside consists of:

Outbuilding (2) with toilet (1), Canopy (1) Porch, Tiled roof, Wire fence wall with precon wall.

Situated at: 2 VOORTREKKER STREET, KROONHEUWEL, KROONSTAD.

**TERMS:**

Ten percent (10%) of the purchase price and Auctioneer's charges being 6% of the first R100 000,00 or part thereof, 3,5% on R101 000.00 - R400 000.00 and 1.5% on the balance with a maximum of R40 000.00 plus Vat in cash on the day of the sale and a minimum of R3 000.00 plus VAT, the balance against transfer to be secured by a Bank or Building Society or other acceptable guarantee furnished within Twenty-One (21) days from date of sale.

**TAKE FURTHER NOTICE THAT:**

1. This is a Sale in Execution pursuant to a Judgment obtained in the above Court;
2. Rules of this Auction are available 24 hours foregoing the sale at the office of the Sheriff - Kroonstad, 16B Church Street, Kroonstad, Free State Province;
3. Registration as a buyer, subject to certain conditions, is required i.e:
  - 3.1. Directions of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - 3.2. Fica - legislation i.r.o. identity & address particulars;
  - 3.3. Payment of registration monies; and
  - 3.4. Registration conditions
4. The office of the Sheriff - Kroonstad, 16B Church Street, Kroonstad, Free State Province will conduct the sale with Mrs Joy van Niekerk.
5. Advertising costs at current publication tariffs & sale costs according to Court Rules will apply.

ADVERTISER: PAUL DE LANGE, MATSEPES INC., VDWESTHUIZEN/NED14/0154, 26/28 ALIWAL STREET, BLOEMFONTEIN

Dated at BLOEMFONTEIN, 2022-02-15.

Attorneys for Plaintiff(s): MATSEPES INCORPORATED, 26/28 ALIWAL STREET. Telephone: 0514483145.  
Fax: 0514304563. Attorney Ref: VDWESTHUIZEN/NED14/0154.

**Case No: 34518/2020**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Eldana Priscila Mtshweni, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-09, 11:00, 99 - 8th Street, Springs**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Springs to the highest bidder subject to a reserve price of R410,000.00 and will be held at 99 - 8th Street, Springs on 09 March 2022 at 11:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 99 - 8th Street, Springs, prior to the sale.

Certain :

Portion 22 of Erf 153 Pollak Park Ext 3 Township, Registration Division I.R., Province of Gauteng, being 17 Lotz Road, Pollak Park Ext 3

measuring: 421 (Four Hundred and Twenty One) Square Metres;

Held under Deed of Transfer No. T47368/2013

Situated in the Magisterial District of Ekurhuleni East.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Lounge, Bathroom, Master Bedroom, 1 Bedroom, Kitchen

Outside Buildings: None

Sundries: None



All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Majola Inc., Boksburg, 2022-02-14.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc., c/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT440716/LEBO/MB. Attorney Acct: Hammond Pole Majola Inc., Boksburg.

**Case No: 18346/2020**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Tracy Lee Richards, 1st Judgment Debtor and Dale Richards, 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-09, 11:00, 22 Voortrekker Street, Cnr 2nd Street, Edenvale**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Germiston North to the highest bidder subject to a reserve price of R1 800 000.00 and will be held at 22 Voortrekker Street, Corner 2nd Street, Edenvale on 09 March 2022 at 11H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 22 Voortrekker Street, Corner 2nd Street, Edenvale, prior to the sale.

Certain:

Portion 1 Of Erf 51 Bedfordview Extension 9 Township, Registration Division I.R., Province of Gauteng, being 29A Nicol Road, Bedfordview Ext 9

Measuring: 1002 (One Thousand and Two) Square Metres;

Held under Deed of Transfer No. T42763/2014

Situated in the Magisterial District of Germiston North.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main building: Entrance Hall, Lounge, Family Room, Dining Room, Kitchen, Pantry, Scullery, 3 Bedrooms, 3 Bathrooms, 3 Showers, 4 WC's Dressing Room.

Outside Buildings: 2 Garages, Servants Quarters, Bathroom/WC.

Sundries: None.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.

2. The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Germiston North, 22 Voortrekker Street, Corner 2nd Street, Edenvale.

3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/downloadfileaction?id=99961>)

b) FICA - legislation i.r.o. proof of identity and address particulars.

c) Payment of a Registration Fee of R50,000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.

d) Registration conditions: No person will be allowed on the premises if they are not registered for FICA and CPA.

The office of the Sheriff for Germiston North will conduct the sale with auctioneers J.A Thomas and/or P Ora. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Hammond Pole Majola Inc., Boksburg, 2022-02-14.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc., c/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT439495/LEBO/MB. Attorney Acct: Hammond Pole Majola Inc., Boksburg.

**Case No: 1935/2019**  
**Docex: Dx.8 Kimberley**

IN THE HIGH COURT OF SOUTH AFRICA  
(NORTHERN CAPE DIVISION, KIMBERLEY)

**In the matter between: NEDBANK LIMITED, Plaintiff and SEBENZILE SIDNEY DLODLO, 1<sup>st</sup> Defendant and  
THANDEKA BEAUTY DLODLO, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-08, 10:00, Sheriff's Office, 2 Barrister Street, Kimberley North, Kimberley 8301**

CERTAIN: Erf 7864, Kimberley, situated in the Sol Plaatje Municipality, District of Kimberley, Province of the Northern Cape, measuring 421 (Four Hundred and Twenty One) square Metres, held by Deed of Transfer No T1879/2007 also known as 45 WARREN STREET, DE BEERS, KIMBERLEY.

improvements:

Internal: Main dwelling consisting of 3 x bedrooms, 1 x dining room, 1 x lounge, 1 x bathroom, 1 x single garage, 1 x washing room, 1 x kitchen, 1 x outside room.

BUT NOTHING IS WARRANTED

CONDITIONS OF SALE:

Ten percent of the purchase price together with Value Added Tax thereon, where applicable, and Auctioneer's together with Value Added Tax on such charges is payable in cash on the date of the sale the balance of the purchase price together with Value Added Tax on such balance, where applicable, against transfer to be secured by an acceptable guarantee.

TAKE FURTHER NOTICE:

This is a sale in execution pursuant to a judgment obtained in the above Court, The Rules of this auction is available 24 hours foregoing the sale at the office, of the SHERIFF OF THE HIGH COURT, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, Province of the Northern Cape.

Registration as a buyer, subject to certain conditions, is required i.e:

1. Directions of the CONSUMER PROTECTION ACT 68 OF 2008 (obtained at URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

2. Fica-legislation in respect of identity & address particulars.

3. Payment of registration monies.

4. Registration conditions.

The Conditions of Sale may be inspected during office hours at the office of the SHERIFF OF THE HIGH COURT, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY and will be read out immediately prior to the sale.

The auction will be concluded by: MRS K M M MPE.

All bidders are required to present their Identity document together with their proof of residence for FICA compliance.

All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Advertising costs at current, publication tariffs & sale costs according court rules will apply..

Dated at Kimberley, 2022-02-11.

Attorneys for Plaintiff(s): VAN DE WALL INC, DS Corns Office Block, 2nd Floor, Block A, 69 Memorial Road, Kimberley 8301. Telephone: 053 830 2900. Attorney Ref: B HONIBALL/md/B20776. Attorney Acct: VAN DE WALL INC.

Case No:

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) – PLAINTIFF and JOHAN MARIUS BRINK (ID NUMBER: 730326 5011 081) - DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2021-06-03, 14:00, 10 PIERNEEF BOULEVARD, MEYERTON**

IN EXECUTION OF A JUDGMENT of The High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit without a reserve price will be held at the office of the Sheriff, MEYERTON AT 10 PIERNEEF BOULEVARD MEYERTON, on 3 JUNE 2021 at 14h00 hrs the under mentioned property of the Defendant on the Conditions which will lie for inspection prior to the sale at the offices of SHERIFF MEYERTON AT 10 PIERNEEF BOULEVARD, MEYERTON;

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: single freestanding, brick walls, tiled floors, electric fence consisting of lounge, 3 bedrooms with 1 on suite bathroom, 1 bathroom, 1 shower, 1 toilet, 1 kitchen, outside hut, wendy hut and 1 extra room/office/reception (Improvements / Inventory - No Guaranteed).

CERTAIN: HOLDING 9 PENDALE AGRICULTURAL HOLDINGS, REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG, MEASURING: 2,0235 (TWO COMMA ZERO THREE FIVE) HECTARES, HELD BY DEED OF TRANSFER T32136/2005, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

MAGISTERIAL DISTRICT: MIDVAAL. ALSO KNOWN AS: PLOT 9 ELIZABETH ROAD, PENDALE, GAUTENG PROVINCE. Terms: 10% (TEN PER CENT) of the purchase price in cash or EFT on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (TWENTY ONE) days from the date of sale. No third party guarantees will be accepted. AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PER CENT) on R100 001.00 - R400 000.00 plus Vat and 1.5% (ONE POINT FIVE PER CENT) on the balance of the proceeds of the sale subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

1. The sale is for cash or EFT only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above Honourable court.
3. The rules of the auction are available 24 hours prior to the auction at the office of the Sheriff Meyerton, 10 Pierneef Boulevard, Meyerton.
4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia.
  - 4.1. Directive of the Consumer Protection Act 68 of 2008; (URL <http://www.info.gov.za/view/downloadfileaction?id-99961>);
  - 4.2. FICA registration i.r.o. proof of identity and address particulars; 4.3. payment of registration deposit of R10 000.00 in cash or EFT. 5. The auctioneer will be Mr M.K. Nadioo or Mr T. van Biljon.

Dated at PRETORIA, 2021-05-11.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39173.

Case No: 26428/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and  
JAMES PHILIP BALL (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-15, 11:00, at the Sheriff's Office, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, Gauteng.**

In pursuance of a judgment granted by this Honourable Court on 26 April 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, Gauteng, on TUESDAY, 15 MARCH 2022 at 11H00, subject to a reserve price of R2 650 000.00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court, Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, Gauteng (Tel: 087 330 1094) whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property: Erf 1277 Broadacres Extension 41 Township, Registration Division J.R, Province of Gauteng, in extent 285 square metres held by Deed of Transfer No. T106922/2016, also known as 4 Valley View Lane, Valriche Estate, Broadacres Extension 41, Sandton, Gauteng, subject to the conditions contained in the title deed and more especially subject to the conditions imposed in favour of Valriche Estate Home Owners Association registration number 2012/173670/08.

IMPROVEMENTS (not guaranteed): Double Storey House consisting of 4 Bedrooms Upstairs, 2 En-suites, 1 Single Bathroom, 1 Single Toilet Down Stairs, Lounge, Dining Room, Kitchen, 2 Garages.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions.

This sale is voetstoots and subject to the conditions of the existing title deeds.

The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof.

All bidders are required to pay R 50 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer..

Dated at CAPE TOWN, 2022-01-17.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M26068.

Case No: 41110/2019

Docex: 13 Rivonia

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Hartman, John George, First Judgment Debtor and Hartman, Karen, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-18, 09:30, 182 Leeuwpoot Street, Boksburg**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of R987 345.46 will be held by the offices of the Sheriff of the High Court Boksburg at 182 Leeuwpoot Street, Boksburg, on Friday the 18th day of March 2022 at 09h30 of the

undermentioned property of the First and Second Judgment Debtor subject to the Conditions of Sale: Property Description: Erf 477 Sunward Park Extension 2 Township Registration Division I.R, the Province of Gauteng Measuring 1153 (One Thousand One Hundred and Fifty Three) Square Metres Held by Deed of Transfer No. T47359/2001 and situate at 10 Duiker Road, Sunward Park, Boksburg, Gauteng in the Magisterial District of Ekurhuleni North Improvements: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: Constructed of Face Brick Walls and Corrugated Iron Roof; Main Building: Entrance Hall, Lounge, Dining Room, Living Room, Study, Kitchen, 4 Bedrooms, 2 Bathrooms, Separate Toilet Outbuildings: 2 Garages, Staff Quarters, Staff Bathroom, 2 Carports, Toilet, Thatch Lapa, Swimming Pool, Jacuzzi Property Zoned: Residential (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") Terms and Conditions: The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Boksburg at 182 Leeuwpoot Street, Boksburg. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). All persons attending the sale shall comply with the directions in respect of Covid 19 regarding auctions and sales in execution conducted by Sheriff's of the Court contained in the Schedule in terms of Regulation 4(10) read with Regulation 37(1)(h) of the regulations issued under the Disaster Management Act 57/2020 as published in Notice Number R816 in Regulation Gazette No. 11152 dated 27 July 2020. All prospective bidders will be required to: 1. Register with the Sheriff prior to the auction; and 2. Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2022-02-11.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/56064.

**Case No: 36259/2017**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Von Buddenbrock, Karl Ernst, First Judgment Debtor and Von Buddenbrock, Dawn Sylvia, Second Judgment Debtor**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-17, 10:00, 51-61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of R2 000 000.00. will be held by the offices of the Sheriff of the High Court Johannesburg North at 51-61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg on Thursday the 17th day of March 2022 at 10h00 of the undermentioned property of the First and Second Judgment Debtor subject to the Conditions of Sale: Property Description: Erf 2433 Northcliff Extension 12 Township Registration Division I.Q., The Province of Gauteng Measuring 1983 (One Thousand Nine Hundred and Eighty Three) Square Meters Held by Deed of Transfer No. T52879/2004 and Situate at 16 Susan Avenue, Northcliff Extension 12, Johannesburg, Gauteng in the Magisterial District of Johannesburg Central Improvements: The following information is furnished in respect of the improvements: Constructed Of Brick And Plastered Walls And Pitched And Tile Roof Main Building: Double Storey Comprising Of: Entrance Hall, Lounge, Dining Room, Study, Kitchen, 4 Bedrooms, 2 Bathrooms, Entertainment Room Out Buildings: 2 Staff Quarters, Staff Bathroom, Storeroom, Cottage: Lounge, Kitchen, Bedroom, Bathroom, Sun Room, Swimming Pool, Covered Patio Property Zoned: Residential (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") Terms And Conditions: The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Johannesburg North at 51 – 61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). All persons attending the sale shall comply with the directions in respect of Covid 19 regarding auctions and sales in execution conducted by Sheriff's of the Court contained in the Schedule in terms of Regulation 4(10) read with Regulation 37(1)(h) of the regulations issued under the Disaster Management Act 57/2020 as published in Notice Number R816 in Regulation Gazette No. 11152 dated 27 July 2020. All prospective bidders will

be required to: 1. Register with the Sheriff prior to the auction; and 2. Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2022-02-07.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S43893.

**Case No: 22351/2017**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and PAULUS MORAMANG  
MATEKANE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-03-09, 11:00, SHERIFF SPRINGS, 99 – 8TH STREET, SPRINGS.**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R200 000.00 will be held at the office of the SHERIFF SPRINGS at 99 - 8TH STREET, SPRINGS OR BY WAY OF ONLINE AUCTION (DEPENDING ON LEVEL OF RESTRICTION IN TERMS OF THE DISASTER MANAGEMENT ACT) on WEDNESDAY, 9 MARCH 2022 at 11H00 HRS, the under mentioned property of the defendant on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF SPRINGS at 99 - 8TH STREET, SPRINGS OR BY WAY OF ONLINE AUCTION (DEPENDING ON LEVEL OF RESTRICTION IN TERMS OF THE DISASTER MANAGEMENT ACT).

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed:

A DWELLING COMPRISING OF: LOUNGE, BATHROOM, 3 X BEDROOMS, KITCHEN, SINGLE GARAGE,  
TILE

INNER FLOOR FINISHING, GALVANISED IRON ROOF, BLOCK WALL FENCING,  
SINGLE-STOREY BUILDING, MANUAL DRIVEWAY GATE.

(Improvements / Inventory - Not Guaranteed)

CERTAIN: ERF 19173 KWA-THEMA EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION I.R., THE  
PROVINCE OF GAUTENG

MEASURING 210 (TWO HUNDRED AND TEN) SQUARE METERS

HELD BY DEED OF TRANSFER NUMBER TL19811/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SITUATED AT: 19173 NCWADI STREET, KWA-THEMA EXTENSION 6, SPRINGS.

TERMS: 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale.

AUCTIONER'S CHARGES, payable on the day of sale to be calculated as follows:

6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

TAKE FURTHER NOTICE THAT:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. This is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF SPRINGS, 99 - 8TH STREET, SPRINGS.



4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia:
- 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
- 4.2 FICA legislation with regard to identity and address particulars;
- 4.3 Registration fee payable, refundable after sale if not buying;
- 4.4 Registration conditions.
5. The sale will be conducted at the offices of SHERIFF SPRINGS situated at 99 - 8TH STREET, SPRINGS OR BY WAY OF ONLINE AUCTION (DEPENDING ON LEVEL OF RESTRICTION IN TERMS OF THE DISASTER MANAGEMENT ACT).
6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.
7. The auctioneer will be \_\_\_\_\_
- Dated at PRETORIA, 2022-02-09.
- Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INCORPORATED, Ground Floor, Duncan Manor, 150 Brooks St, Cnr. Jan Shoba, Brooklyn, Pretoria, 0181. Telephone: 012-362-3137. Attorney Ref: FOR2/0231.

Case No: D7040/2019

Docex: DOCEX 27

IN THE HIGH COURT OF SOUTH AFRICA  
(Kwazulu Natal Local Division, Durban)

**In the matter between: First National Bank - A Division of First Rand Bank Limited, Plaintiff and Pieter Hendrick Van Nieuwenhuizen Identity Number: 590628 5056 08 4, 1st Defendant and Winifred Jessie Van Nieuwenhuizen, Identity Number: 621105 0143 08 7, 2nd Defendant**

## NOTICE OF SALE IN EXECUTION

**2022-03-14, 10:00, at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone**

This is a sale in execution pursuant to a judgement obtained in the above honourable court in terms of which the following property will be sold in execution on the 14 March 2022 at 10h00 at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone, to the highest bidder with a reserve of R502 783.53:

A unit consisting of - Section No.5 as shown and more fully described on Sectional Plan No.SS399/2003,in the scheme known as UNIQUE in respect of the land and building or buildings situate at erf 1815 uvongo township local authority: hibiscus coast municipality, of which section the floor area, according to the said sectional plan, is 142 (One Hundred and Forty Two) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST77022/2003. (2) An exclusive use area described as GARAGE NO.G3 measuring 22 (Twenty Two) square metres being as such part of the common property, comprising the land and the scheme known as UNIQUE in respect of the land and building or buildings situate at ERF 1815 UVONGO TOWNSHIP LOCAL AUTHORITY: HIBISCUS COAST MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS399/2003 held by NOTARIAL DEED OF CESSION NO.SK5033/2003

physical address: Section Number 5, Door Number 4 Unique, 4 Queens Street, Uvongo

zoning: general residential(nothing guaranteed)

improvements: the following information is furnished but not guaranteed:

a sectional comprising of - 1 lounge, 1 kitchen, 3 bedrooms, 1 bathroom, 1 shower, 2 toilets: other: out garage & 1 patio.

(the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff, 17A Mgazi Avenue, Umtentweni, Port Shepstone. The office of the Sheriff Port Shepstone will conduct the sale with the Sheriff MAB MAHLANGU or her deputy. Advertising costs at



current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R15 000.00 in cash.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone.

Dated at Umhlanga, 2022-01-18.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: FIR93/0215. Attorney Acct: Thobani Mthembu.

**Case No: 42511/2020**

**Docex: DOCEX 589, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: MERCANTILE BANK, a division of CAPITEC BANK LIMITED, Plaintiff and BABAR: ALI. Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-17, 10:00, SHERIFF OF JOHANNESBURG-EAST, 69 JUTA STREET, BRAAMFONTEIN**

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 88 of 2008 (as amended), in pursuant of a judgment obtained in the above Honourable Court dated the 30 September 2021 as against the First Respondent in terms of which the following property will be sold in execution on the 17th day of MARCH 2022 at 10:00 by the Sheriff of Johannesburg East at 69 Jutta Street, Braamfontein to the highest bidder with a reserve price of R1 773 000.00.

CERTAIN PROPERTY:-ERF 46 BRUMA TOWNSHIP, REGISTRATION DIVISION, J.R., THE PROVINCE OF GAUTENG

SITUATE AT: 128 BERYL STREET, BRUMA

MEASURING: MEASURING 888 (EIGHT HUNDRED AND EIGHTY EIGHT) SQUARE METRES

HELD by the First Respondent under Deed of Transfer No.: T19664/2015

ZONING: Residential

IMPROVEMENTS:

The following information is furnished but not guaranteed: -

MAIN BUILDING DOUBLE STOREY

ENTRANCE HALL; KITCHEN; X3 BEDROOMS; 2.5 BATHROOMS; X3 LIVING ROOMS

ROOF TYPE: GABLE ENDED & PITCHED COVERED WITH CONCRETE TILES.

OUTBUILDINGS: X2 GARAGES & COTTAGE

The purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the proceeds of the sale up to a price of R100,000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (Ten Percent) of the purchase price in cash or bank guaranteed cheque or EFT into the Sheriff's Trust Account immediately upon closing of the bid. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney and shall be furnished to the sheriff within 21 (twenty one) days after the date of sale or after the date of confirmation of the sale by the court.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG EAST at 69 JUTA STREET, BRAAMFONTEIN.

The Auction will be conducted by the Sheriff Johannesburg East, or his deputy. Registration as a buyer is a pre-requisite subject to conditions, inter alia :-

A) Directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

B) FICA - legislation i.r.o. proof of identity and address particulars. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

C) All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured as per the conditions of sale.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month or part thereof.

Dated at JOHANNESBURG, 2022-01-31.

Attorneys for Plaintiff(s): JAY MOTHOB INC, 9 ARNOLD ROAD, ROSEBANK, JOHANNESBURG, 2196.  
Telephone: 011-268 3500. Fax: 011-268 3555. Attorney Ref: MAT78581. Attorney Acct: N GEORGIADIS.

**Case No: 42511/2020**

**Docex: DOCEX 589, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: MERCANTILE BANK, a division of CAPITEC BANK LIMITED, Plaintiff and BABAR: ALI. Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-17, 10:00, SHERIFF OF JOHANNESBURG-EAST, 69 JUTA STREET, BRAAMFONTEIN**

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 88 of 2008 (as amended), in pursuant of a judgment obtained in the above Honourable Court dated the 30 September 2021 as against the First Respondent in terms of which the following property will be sold in execution on the 17th day of MARCH 2022 at 10:00 by the Sheriff of Johannesburg East at 69 Juta Street, Braamfontein to the highest bidder with a reserve price of R1 773 000.00.

CERTAIN PROPERTY:-ERF 46 BRUMA TOWNSHIP, REGISTRATION DIVISION, J.R., THE PROVINCE OF GAUTENG

SITUATE AT: 128 BERYL STREET, BRUMA

MEASURING: MEASURING 888 (EIGHT HUNDRED AND EIGHTY EIGHT) SQUARE METRES

HELD by the First Respondent under Deed of Transfer No.: T19664/2015

ZONING: Residential

IMPROVEMENTS:

The following information is furnished but not guaranteed: -

MAIN BUILDING DOUBLE STOREY

ENTRANCE HALL; KITCHEN; X3 BEDROOMS; 2.5 BATHROOMS; X3 LIVING ROOMS

ROOF TYPE: GABLE ENDED & PITCHED COVERED WITH CONCRETE TILES.

OUTBUILDINGS: X2 GARAGES & COTTAGE

The purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the proceeds of the sale up to a price of R100,000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (Ten Percent) of the purchase price in cash or bank guaranteed cheque or EFT into the Sheriff's Trust Account immediately upon closing of the bid. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney and shall be furnished to the sheriff within 21 (twenty one) days after the date of sale or after the date of confirmation of the sale by the court.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG EAST at 69 JUTA STREET, BRAAMFONTEIN.

The Auction will be conducted by the Sheriff Johannesburg East, or his deputy. Registration as a buyer is a pre-requisite subject to conditions, inter alia :-

A) Directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

B) FICA - legislation i.r.o. proof of identity and address particulars. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

C) All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured as per the conditions of sale.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month or part thereof.

Dated at JOHANNESBURG, 2022-01-31.

Attorneys for Plaintiff(s): JAY MOTHOB INC, 9 ARNOLD ROAD, ROSEBANK, JOHANNESBURG, 2196.  
Telephone: 011-268 3500. Fax: 011-268 3555. Attorney Ref: MAT78581. Attorney Acct: N GEORGIADES.

**Case No: 989/2020**

**Docex: 7, PORT ELIZABETH**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and MCS TRAINING SOLUTION PTY LTD, First Defendant and LUCKY MAKUNGO, Second Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-03-17, 09:00, SHERIFF OF THE HIGH COURT, 180 PRINCES AVENUE, BENONI**

In pursuance of a judgment dated 6 July 2020 of the above Honourable Court and an attachment in execution, the First Defendant's property described below will be sold by the sheriff, being Mrs E Nienaber or the Deputy on duty, at the the Office of the Sheriff of the High Court Benoni, 180 Princes Avenue, Benoni, by public auction and without reserve on Thursday, 17 March 2022 at 09h00:

Holding 78 Lilyvale Agricultural Holdings, in the Registration Division I.R., Province of Gauteng, in extent 1,6472 (One comma six four seven two) hectares, held by Deed of Transfer No. T5043/19, which property is situated at 78 Nel Street, Benoni (Lilyvale Agricultural Holding) in the Magisterial District of Benoni

Description of Property: Single storey free standing residence consisting of 3 bedrooms, 1 bathroom, a kitchen and a lounge and 2 Garages. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction will be read prior to the sale and may be inspected at the Sheriff's abovementioned offices.

Terms: 10% deposit and Sheriff's charges of 6% of the proceeds of the sale which shall be paid by the Purchaser up to a price of R100,000.00 and thereafter 3,5% on R100,001.00 to R400,000.00 and 1,5% on the balance of the proceeds of the sale provided that the minimum amount payable shall be R3,000.00 plus VAT and the maximum R40,000.00, plus VAT, on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved of by Plaintiff's Attorneys, to be furnished to the Sheriff within twenty-one (21) days from the date of the sale.

Registration as a buyer is a pre-requisite subject to Conditions, inter alia:

a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)

b) Fica - legislation i.r.o. proof of identity and address particulars

c) Payment of a Registration Fee of R15,000.00 in cash

d) Registration Condition.

Dated at Port Elizabeth, 2022-02-01.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/0579.

Case No: 867/2018

IN THE MAGISTRATE'S COURT FOR  
(DISTRICT OF PORT SHEPSTONE, HELD AT PORT SHEPSTONE)

**In the matter between: UVONGO SQUARE BODY CORPORATE (SS NO: 153/1999) – APPLICANT and MULLER, JAN HENDRIK (ID NO: 810204 5130 081) - FIRST RESPONDENT. STANDARD BANK LIMITED - SECOND RESPONDENT and RAY KNONYENI LOCAL MUNICIPALITY - THIRD RESPONDENT.**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-14, 10:00, Sheriff Port Shepstone, 17A Mgazi Avenue, Umtentweni.**

In pursuance of judgment in the Port Shepstone Magistrates Court and a Warrant of Execution issued 2 September 2020, the property listed below will be sold in execution by the Sheriff Port Shepstone on the 14 March 2022 at Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni, 1685, at 10h00am to the highest bidder.

PROPERTY: Unit 35 Door 15, in the scheme known as Uvongo Square, with scheme number 153/1999, under Title Deed ST19933/2013, which is better known as UNIT 35 DOOR 15 UVONGO SQUARE, 84 COLIN STREET, UVONGO, in the city of Kwazulu-Natal of which section the floor area, according to the sectional plan 57 (Fifty Seven) sqm. in extent and an undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan, held by Deed of Transfer ST19933/2013.

Also known as Unit 35 Door 15 Uvongo Square Body Corporate, 84 Colin Street, Uvongo.

The following information furnished regarding the improvements, through in this respect nothing is guaranteed: The property comprising of: Single Storey; Plastered Walls; Tiled Floors; Lounge; 1 Bedroom; Kitchen; Balcony. Given address is a Complex.

THE CONDITIONS OF SALE:

10% of the purchase price and the sheriff's costs in cash/bank guarantee cheque or by way of an electronic transfer on the day of the sale and the balance payable against registration of transfer, to be secured by a bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff of Port Shepstone within 21 days after the date of sale. The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Port Shepstone at 17A Mgazi Avenue, Umtentweni.

Dated at ROODEPOORT, 2022-02-11.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys C/O Van Zyl Retief Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735 C/O 27 Wooley Street, Port Shepstone, 4240.. Telephone: (011) 763 3050. Fax: (011) 760 4767. Attorney Ref: UVS1/0001.

Case No: 20640/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and CATHERINA VELAYUTHAN, ID: 570909 0165 08 6, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-09, 11:00, 22 VOORTREKKER STREET, CORNER 2ND STREET EDENVALE**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 15 July 2021 and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, GERMISTON NORTH, on the 09 March 2022 at 11:00 at 22 VOORTREKKER STREET, CORNER 2ND STREET EDENVALE subject to a reserve price of R737,739.22: CERTAIN: PORTION 16 (A PORTION OF PORTION 14) OF ERF 20 EDENVALE TOWNSHIP; REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG; In extent 972 (NINE HUNDRED AND SEVENTY) Square metres; HELD BY DEED OF TRANSFER NUMBER T36499/2010 ("the Property"); also known as 90 5TH AVENUE, EDENVALE the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: MAIN BUILDING: 1 X LOUNGE 1 X DINING ROOM 2 X BEDROOMS PANTRY 2 X BATHROOMS 2 X TOILETS - OUT BUILDING: 1 X LOUNGE 2 X BEDROOMS 1 X KITCHEN 3 X SHOWER 3 X TOILETS 1 X GARAGE. The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days

after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET EDENVALE. The Sheriff GERMISTON NORTH, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation iro proof of identity and address particulars. c) Payment of a Registration Fee of R50 000.00 in cash. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff GERMISTON NORTH during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2022-01-14.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S9399.

**Case No: 20151/2020**

**Docex: Docex 262, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and GRIBB, BAREND CHRISTOFFEL, Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-11, 10:00, Sheriff Vanderbijlpark at Unit 5B, Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark**

Holding 12, Stefano Park Agricultural Holdings; Registration Division: IQ; situated at 12 Elizabeth Eybers Street, Stephano Park AH, Vanderbijlpark; measuring 2,1421 hectares; Zoned – Residential; held under Deed of Transfer No. T66123/2019. Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) A dwelling house with 3 bedrooms, 2 bathrooms, 2 toilets, kitchen, lounge, dining room, garage and granny flat. The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Vanderbijlpark at Unit 5b, Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark. The Sheriff Vanderbijlpark will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 via EFT or bank guaranteed cheque. D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Vanderbijlpark at Unit 5b, Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark during normal office hours Monday to Friday.

Dated at Johannesburg, 2022-02-11.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Telephone: 011 628 9300. Attorney Ref: W Hodges/RN5612.

**Case No: 2020/33355**  
**Docex: 3 GERMISTON**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION - JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MONERE: TSEKO EDWIN (ID NO. 860626 6524 08 7), 1ST DEFENDANT and BOHLALE: TSHOPO CLIFFORD (ID NO.820510 5375 08 0), 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-11, 10H00, UNIT 5B SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULDEVARD, VANDERBIJLPARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R435 589.47 will be held at the offices of the Sheriff VANDERBIJLPARK. UNIT 5B SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULDEVARD, VANDERBIJLPARK at 10:00 on 11 MARCH 2022 of undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTIAN: ERF 392 VANDERBIJLPARK CENTRAL EAST 3 TOWNSHIP, REGISTRATION DIVISION I. Q., THE PROVINCE OF GAUTENG, MEASURING 858 (EIGHT HUNDRED AND FIFTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T73914/2011. SITUATED AT : 34 VERSVELD STREET, VANDERBIJLPARK C.E. 3 also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and /or no warranty is given in respect thereof. MAIN BUILDING : 2 bedrooms, kitchen, lounge, toilet, bathroom and garage. (The accuracy thereof can however not be guaranteed). THE NATURE , EXTENT , CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to A maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff, VANDERBIJLPARK. The office of the Sheriff M. J. Manyandi or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payments of a registration fee of R30 000.00 - in cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff UNIT 5B SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULDEVARD, VANDERBIJLPARK.

Dated at GERMISTON, 2022-01-19.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 70 LAMBERT STREET- GERMISTON. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 11429 / D GELDENHUYS / LM.

**Case No: 2019/29048**  
**Docex: 3 GERMISTON**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION - JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and THAMI NKOSI (ID: NO: 830419 5791 08 9), DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-10, 10H00, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit , a sale to the highest bidder subject to a reserve price of R110 458.50 will be held at the offices of the Sheriff VEREENIGING, at 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING on 10 MARCH 2022 at 10h00 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the



Sheriff, prior to the sale. CERTAIN : ERF 3811 LAKESIDE TOWNSHIP, REGISTRATION DIVISION : I.Q., THE PROVINCE OF GAUTENG, MEASURING : 264 (TWO HUNDRED AND SIXTY FOUR) SQUARE METRES, HELD BY: DEED OF TRANSFER NUMBER T78984/2011, SITUATED AT : STAND 3811 LAKESIDE also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof : tile roof: bedrooms, bathroom, kitchen, dining room (The accuracy thereof is not warranted to be correct in every respect). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND /OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS".1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00 (b) 3.5% on R100 001.00. to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rates of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff M J Manyandi or his Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00 - in cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff VEREENIGING at 91 GENERAL HERTZOG STREET, VEREENIGING..

Dated at GERMISTON, 2022-02-08.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 70 LAMBERT STREET- GERMISTON. Telephone 011 776 3000. Fax: 011 873 0991. Attorney Ref: 104437/ D GELDENHUYS / LM.

**Case No: 2020/27400**

**Docex: DOCEX 3**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION - JOHANNESBURG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and MASEKO: SIBUSISO ABRAM (ID NO. 890222 5281 08 7), 1ST DEFENDANT and MASEKO: THANDEKA VUYELWA PRECIAS (ID NO. 930816 0227 08 6), 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-16, 11:00, 99 - 8TH AVENUE, SPRINGS**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R434 148.46 will be held at the offices of the Sheriff SPRINGS at 99 - 8TH STREET, SPRINGS at 11:00 on 16 MARCH 2022 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 1429 STRUBENVALE EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I. R., PROVINCE OF GAUTENG, IN EXTENT: 723 (SEVEN HUNDRED AND TWENTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T10643/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO CONDITIONS IN FAVOUR OF GROOTVLEI RESIDENTIAL ESTATE HOMEOWNERS ASSOCIATION NPC REGISTRATION NUMBER 2008/012442/08, SITUATED AT: 1429 MODDER B CLOSE, GROOTVLEI MINE, STRUBENVALE EXTENSION 2 also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: MAIN BUILDING: lounge, bathroom, master bedroom, bedroom, and kitchen. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS".1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational



rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Queenstown. The office of the Sheriff J. L. Coetzer or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash or EFT that must be reflect in the Sheriff's account prior to the sale date (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff SPRINGS, 99 - 8TH STREET, SPRINGS.

Dated at GERMISTON, 2022-01-10.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 70 LAMBERT STREET, GERMISTON. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 109712/D GELDENHUYS / LM.

**Case No: 12319/2020**

**Docex: 3 GERMISTON**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION - PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MAKGWATHANA: KWENA THOMPSON (ID NO: 650416 5800 08 2), 1ST DEFENDANT and MAKGWATHANA: TSHEPISO GILLIAN (ID NO. 670504 0697 08 6), 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-07, 09H00, 62 LUDORF STREET, BRITS**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit, a sale to the highest bidder subject to a reserve price of R370 000.00 will be held at the offices of the Sheriff BRITS at 62 LUDORF STREET, BRITS at 9H00 on 7 MARCH 2022 of undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTIAN: ERF 992 OUKASIE TOWNSHIP, REGISTRATION DIVISION J. Q., PROVINCE OF GAUTENG, MEASURING 304 (THREE HUNDRED AND FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO.TL2100/2005. SITUATED AT : 992 NEW CLARE SECTION, OUKASIE, BRITS also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and /or no warranty is given in respect thereof. MAIN BUILDING : 3 bedrooms, bathroom, toilet, kitchen and garage. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT , CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to A maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the office of the Sheriff Brits. The office of the Sheriff GOOLAM or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payments of a registration fee of R30 000.00 - in cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff BRITS, 62 LODURF STREET, BRITS..

Dated at GERMISTON, 2022-01-13.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 70 LAMBERT STREET- GERMISTON. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 108490/ D GELDENHUYS / LM.

**Case No: 12319/2020**  
**Docex: 3 GERMISTON**

**IN THE HIGH COURT OF SOUTH AFRICA**  
**(GAUTENG DIVISION - PRETORIA)**

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MAKGWATHANA: KWENA THOMPSON (ID NO: 650416 5800 08 2), 1ST DEFENDANT and MAKGWATHANA: TSHEPISO GILLIAN (ID NO. 670504 0697 08 6), 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**  
**2022-03-07, 09H00, 62 LUDORF STREET, BRITS**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit, a sale to the highest bidder subject to a reserve price of R370 000.00 will be held at the offices of the Sheriff BRITS at 62 LUDORF STREET, BRITS at 9H00 on 7 MARCH 2022 of undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTIAN: ERF 992 OUKASIE TOWNSHIP, REGISTRATION DIVISION J. Q., PROVINCE OF GAUTENG, MEASURING 304 (THREE HUNDRED AND FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO.TL2100/2005. SITUATED AT : 992 NEW CLARE SECTION, OUKASIE, BRITS also chosen domicilium cititandi et executandi. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and /or no warranty is given in respect thereof. MAIN BUILDING : 3 bedrooms, bathroom, toilet, kitchen and garage. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT , CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to A maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the office of the Sheriff Brits. The office of the Sheriff GOOLAM or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payments of a registration fee of R30 000.00 - in cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff BRITS, 62 LODURF STREET, BRITS.

Dated at GERMISTON, 2022-01-13.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 70 LAMBERT STREET- GERMISTON. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 108490/ D GELDENHUYS / LM.

**Case No: 58679/2017**

**IN THE HIGH COURT OF SOUTH AFRICA**  
**(Gauteng Division, Pretoria)**

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and Themba Mabasa (Identity Number: 630207 5825 08 7), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-03-17, 10:00, Sheriff of the High Court, Sheriff Johannesburg North at 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg**

In pursuance of a judgment and warrant granted on 4 April 2019, 5 June 2019 and 5 November 2019 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 17 March 2022 at 10:00 by the Sheriff of the High Court, Sheriff Johannesburg North at 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg to the highest bidder subject to a reserve price of R1 900 000.00:- CERTAIN: ERF 989 GREENSIDE EXTENSION TOWNSHIP, SITUATED: 57 CLOVELLY ROAD, GREENSIDE EXTENSION 1, JOHANNESBURG, MAGISTERIAL DISTRICT:JOHANNESBURG CENTRAL, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG , MEASURING: 800 (EIGHT HUNDRED) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the

number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: SINGLE STOREY, BRICK WALLING, TILED ROOF, PARQUET & TILED FLOORING, 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 3 X BEDROOMS, 2 X TOILETS, OUT BUILDING: SINGLE STOREY, FREESTANDING, BRICK WALLING, TILED ROOF, TILED FLOORS, 1 X BEDROOM, ZONING: GENERAL RESIDENTIAL, OTHER: SWIMMING POOL, PAVING. (The afore going inventory is borne out by an Improvement Report in respect of the property dated 19 October 2021 and compiled by the Deputy Sheriff Johannesburg North, T.A. Kruger. The Deputy Sheriff gained access to the property when the inventory was compiled.) HELD by the DEFENDANT, THEMBHA PATSON MABASA (IDENTITY NUMBER: 630207 5825 08 7) under his name under Deed of Transfer No. T26270/2004. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Johannesburg North at 51/61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: evschalkwyk@lgr.co.za, REF. EVS/EJ/IB000082. C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042. Tel: (012) 492 5617, Fax: 086 664 1624.

Dated at Pretoria, 2022-02-15.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012) 817-4707. Fax: 0865016399. Attorney Ref: E Van Schalkwyk/EJ/IB000082.

**Case No: EC/EL/RC10518C**

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF EAST LONDON)

**In the matter between: PATCH CONSTRUCTION (PTY) LTD, Applicant and B&T ELECTRICAL SERVICES CC , 1<sup>st</sup> Respondent, GAVIN GERVIN MARILLIER, 2<sup>nd</sup> Respondent, ELIZABETH MARIA MARILLIER, 3<sup>rd</sup> Respondent, JOHN OLIVIER, 4<sup>th</sup> Respondent, ANTIONETTE EBERHARDT, 5<sup>th</sup> Respondent, DEON LAWRENCE CLOETE, 6<sup>th</sup> Respondent, BUFFALO CITY METROPOLITAN MUNICIPALITY, 7<sup>th</sup> Respondent and THABOLUHLE GOQOLO, 7<sup>th</sup> Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-09, 10H00, 12 THE DRIVE STREET, BUNKERS HILL, EAST LONDON**

Property Description: ERF 11785 EAST LONDON, IN THE BUFFALO CITY METROPOLITAN MUNICIPALITY, DISTRICT OF EAST LONDON, PROVINCE OF THE EASTERN CAPE, IN EXTENT 2 717 (TWO THOUSAND SEVEN HUNDRED AND SEVENTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T4620/2012.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

Commonly known as: 12, The Drive Street, Bunkers Hill, East London.

The Conditions of Sale will be read prior to the sale and may be inspected at: 12, The Drive Street, Bunkers Hill, East London.

TERMS:

10% (TEN PER CENTUM) of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the Sheriff.

The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. Should the purchaser fail to furnish the sheriff with a bank guarantee within 21 days after the date of sale, the sheriff may in his/her sole discretion grant the purchaser a 5 day extension within which to provide the required bank guarantee. Should the Purchaser fail to furnish the sheriff with a bank guarantee, which is approved by the Plaintiff's attorney, within the required time, the sale may be canceled.

On the sale of immovable property by the Sheriff as auctioneer, 6.0% on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance [thereof] of the proceeds of the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, which commission shall be paid by the purchaser on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the

Plaintiffs Attorneys, to be furnished to the Sheriff within 14 (fourteen) days from the date of the sale. the property consists of usual buildings/outbuildings but nothing is guaranteed.

**RULES OF AUCTION:**

A The auction will be conducted by the Sheriff.

B The conduct of the auction is subject to the Consumer Protection Act, 68 of 2008, to the provisions whereof the attention of the public is drawn.

C The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty-four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

Dated at EAST LONDON, 2022-02-16.

Attorneys for Plaintiff(s): EMSLIE ATTORNEYS, 15 STEWART DRIVE, BAYSVILLE, EAST LONDON.  
Telephone: 0437270093. Attorney Ref: KW418, Attorney Acct: KIERA WARRINGTON.

**Case No: 12319/2020**

**Docex: 3 GERMISTON**

**IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION - PRETORIA)**

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MAKGWATHANA: KWENA THOMPSON (ID NO: 650416 5800 08 2, 1<sup>st</sup> Defendant and MAKGWATHANA: TSHEPISO GILLIAN (ID NO. 670504 0697 08 6), 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-07, 09H00, 62 LUDORF STREET, BRITS**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit, a sale to the highest bidder subject to a reserve price of R370 000.00 will be held at the offices of the Sheriff BRITS at 62 LUDORF STREET, BRITS at 9H00 on 7 MARCH 2022 of undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTIAN: ERF 992 OUKASIE TOWNSHIP, REGISTRATION DIVISION J. Q., PROVINCE OF GAUTENG, MEASURING 304 (THREE HUNDRED AND FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO.TL2100/2005. SITUATED AT: 992 NEW CLARE SECTION, OUKASIE, BRITS also chosen domicilium cititandi et executandi. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and /or no warranty is given in respect thereof. MAIN BUILDING: 3 bedrooms, bathroom, toilet, kitchen and garage. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to A maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the office of the Sheriff Brits. The office of the Sheriff GOOLAM or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payments of a registration fee of R30 000.00 - in cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff BRITS, 62 LODURF STREET, BRITS..

Dated at GERMISTON, 2022-01-13.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 70 LAMBERT STREET- GERMISTON. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 108490/ D GELDENDHUYTS / LM.

Case No: 2020/11404

Docex: DOCEX 3

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION - JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and MEISSNER: MICHAEL (ID NO. 660126/5248 08 7), 1ST DEFENDANT and MEISSNER: SISSANNA CORNELIA (ID NO. 671218 0203 08 9), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-10, 14:00, 10 PIERNEEF BOULEVARD, MEYERTON**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R1 065 717.00 will be held at the offices of the Sheriff MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON at 14:00 on 3 MARCH 2022 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: REMAINING EXTENT OF ERF 1299 HENLEY ON KLIP TOWNSHIP, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING : 7973 (SEVEN THOUSAND NINE HUNDRED SEVENTY THREE) SQUARE METRES, HELD BY: DEED OF TRANSFER NO.T40564/2021, SITUATED AT : 89 EATON ROAD, HENLEY ON KLIP also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, dining room, 2 bathrooms, 4 bedrooms, kitchen and toilet. OUTBUILDING: family room, 4 bedrooms and garage. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS." 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Meyerton. The office of the Sheriff M K NAIDOO or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON.

Dated at GERMISTON, 2022-01-21.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 70 LAMBERT STREET, GERMISTON. Telephone 011 776 3000. Fax: 011 873 0991. Attorney Ref: 108957/D GELDENHUYS / LM.

Case No: 2019/18133

Docex: DOCEX 3

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION - JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF AND NAIDOO: SHAWN (ID NO. 72113 5034 08 7), 1ST DEFENDANT and NAIDOO: PRABASHNEE (ID NO. 760224 0108 08 0), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-09, 11:00, 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R1 363 933.00 will be held at the offices of the Sheriff GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE at 11:00 on 9 MARCH 2022 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: PORTION 3 OF ERF 565 EASTLEIGH TOWNSHIP, REGISTRATION DIVISION I.



R., THE PROVINCE OF GAUTENG, MEASURING 1 418 (ONE THOUSAND FOUR HUNDRED AND EIGHTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T321/2007. SITUATE AT 7 MARE ROAD, EASTLEIGH also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, dining room, study, bedrooms, kitchen, bathrooms, toilet and kitchen. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS." 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Germiston North. The office of the Sheriff J. A. Thomas and/or P Ora will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R50 000.00- in cash or EFT that must be reflected in the Sheriff's account prior to the sale. (d) Registration conditions: no person will be allowed on the premises if they are not registered for Fica and CPA. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Germiston North, 22 Voortrekker Street, Corner 2nd Street, Edenvale. .

Dated at GERMISTON, 2022-02-04.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 70 LAMBERT STREET, GERMISTON. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 104395/D GELDENHUYS / LM.

Case No: 634/2018

Docex: 67

IN THE HIGH COURT OF SOUTH AFRICA  
(FREE STATE DIVISION, BLOEMFONTEIN)

**In the matter between: NEDBANK LIMITED, Plaintiff and MAISA: KEKELETSO LYLLIAN, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-16, 11:00, SHERIFF'S OFFICE, 366 STATE WAY, DOORN, WELKOM**

In Pursuance of judgment granted 11/03/2021 in the High Court of South Africa and under a Writ of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on 16 March 2022 at 11:00 am at THE SHERIFF'S OFFICE, 366 STATE WAY, DOORN, WELKOM, to the highest bidder:

CERTAIN: ERF 7518 WELKOM (EXTENSION 11) DISTRICT WELKOM PROVINCE FREE STATE

IN EXTENT: 833 (EIGHT HUNDRED AND THIRTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER T16734/1997; subjected to a Bond in favour of Nedbank Limited B9707/1997

IMPROVEMENTS: 1 RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES, CONSISTING OF: 3 x Bedrooms, 1x Bathroom, Lounge, Dining Room, Kitchen, Tiled Roof, Fence (Slaps), Property in good condition.

Out Buildings: Granny Flat, Garage, Toilet, Domestic Quarters, Garden in good condition (NOT GUARANTEED).

The purchaser shall pay a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the day of sale.

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale.

The full conditions of sale will be available for inspection at the SHERIFF'S OFFICE, 366 STATE WAY, DOORN, WELKOM, during normal office hours.

Take further notice that:

This is a sale in execution pursuant to a judgement obtained in the above court;

Rules of this auction is available 24 hours before the auction at the office of the SHERIFF WELKOM, 366 STATE WAY, DOORN, WELKOM.

Registration as a buyer is a pre-requisite subject to conditions, inter alia:

3.1 directive of the Consumer Protection Act 68 of 2008 and Rules of Auction. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

3.2 Fica-legislation i.r.o identity & address particulars

3.3 payment of registration monies

3.4 registration conditions

The auction will be conducted by the Sheriff, CP BROWN.

All bidders are required to present their Identity document together with their proof of residence for FICA compliance.

All bidders are required to pay R15,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Advertising costs at current publication tariffs & sale costs according court rules will apply.

SHERIFF FOR THE HIGH COURT, 366 STATE WAY, DOORN, WELKOM, PROVINCE FREE STATE. TEL NO. (057)396-2881.

Dated at BLOEMFONTEIN, 2022-02-11.

Attorneys for Plaintiff(s): HILL, McHARDY & HERBST INC, 7 COLLINS ROAD, ARBORETUM, BLOEMFONTEIN. Telephone: (051) 447-2171. Fax: (051) 447-6606. Attorney Ref: VERWEY/zc/C18126. Attorney Acct: CASH.

**Case No: 33316/19**

**Docex: DX 56, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED (EXECUTION CREDITOR) and PABALLO MOKOENA  
(EXECUTION DEBTOR)**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-10, 10:00, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, IN THE SUITE, A SALE WITH A RESERVE PRICE OF R300 000,00 WILL BE HELD AT THE OFFICES OF THE SHERIFF VEREENIGING AT 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING ON 10 MARCH 2022 AT 10H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE RULES OF THE AUCTION AND CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, 24 HOURS PRIOR TO THE AUCTION

CERTAIN: PORTION 509 OF ERF 2281 SAVANNA CITY EXTENSION 1, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING: 209 (TWO HUNDRED AND NINE) SQUARE METRES

HELD BY DEED OF TRANSFER T87329/2017

ALSO KNOWN AS 509/2281 GIBBA CRESENT, SAVANNA CITY, EXTENSION 1

Zoning: Residential

IMPROVEMENTS: (Please note that nothing is Guaranteed and/or no Warranty is given in respect thereof)

MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, 1 X W/C

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff.

Dated at PRETORIA, 2022-02-15.



Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA, PRETORIA.  
Telephone: 012 343 2560. Fax: 012 344 0635. Attorney Ref: KFM821.

**Case No: 351/2021**

**Docex: 6**

IN THE MAGISTRATE'S COURT FOR  
(The district of East London, held at East London)

**In the matter between: Trustees for the Bodeux Family Trust, Applicant and Marion Brenda Lentz,  
Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-16, 10:00, Sheriff's office: 14 St. Pauls Road, North End, East London**

In pursuance of a judgment dated 15 July 2021 and an attachment dated 25 July 2021 the following properties will be sold at the Sheriff's office: 14 St Pauls Road, North End, East London by public auction on Wednesday 16 March 2022 at 10h00.

The properties:

1. ERF 15992, Buffalo City Local Municipality, Division of East London, Province of the Eastern Cape, in the extent of 514 sqm, held under deed of transfer number T5319/2004 (subject to the conditions contained therein), situated at 14 Graham Road, Southernwood, East London (zoned residential); and
2. ERF 15995, Buffalo City Local Municipality, Division of East London, Province of the Eastern Cape, in the extent of 22 sqm, held under deed of transfer number T5319/2004 (subject to the conditions contained therein), situated at 14 Graham Road, Southernwood, East London (zoned residential).

Reserve price: R750 000.00

The conditions of sale will be read prior to the sale and may be inspected at the office of the Sheriff. Further details can be obtained from the offices of the Execution Creditors attorneys: Gravett Schoeman Inc., The Hub, Bonza Bay Road, East London. 043 748 2857. alexander@gslegal.co.za.

Terms: 10% Deposit and Sheriff's charges of 6% on the first R100 000.00 of the proceeds of the sale, 3,5% on R100 001. 00 to R400 000.00 and 1,5% on the balance of the proceeds of the sale, subject tot a maximum commission of R40 000.00 (ex Vat) in total and a minimum of R3 000.00 (ex Vat) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the purchaser on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the execution creditors attorneys, to be furnished to the sheriff within twenty one (21) days from the date of the sale..

Dated at PRETORIA, 2021-05-11.

Attorneys for Plaintiff(s): Gravett Schoeman Inc, The Hub, Bonza Bay Road, Beacon Bay, East London.  
Telephone: 0437482857. Fax: 0437483038. Attorney Ref: Peters/MS/MAT 55457.

**Case No: 41941/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)

**In the matter between: Nedbank Ltd, Plaintiff and Mpho Anna Masenya, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-15, 11:00, Unit C1, Mount Royal Business Complex, no 657 James Crescent, Halfway House,  
Midrand**

IN EXECUTION of a Judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the above-mentioned matter, a sale in execution will be held by the Sheriff Randburg West at Unit C1, Mount Royal Business Park, No 657 James Crescent, Halfway House, Midrand on TUESDAY the 15TH of MARCH 2022 at 11:00 of the Defendants' undermentioned property subject to a reserve price of R900 000.00 and on the conditions to be read out by the Auctioneer namely the Sheriff Randburg West prior to the sale and which conditions can be inspected at the

offices of the Sheriff Randburg West at Unit C1, Mount Royal Business Park, No 657 James Crescent, Halfway House, Midrand, prior to the sale:

ERF 1833 WITKOPPEN EXTENSION 87 TOWNSHIP, REGISTRATION DIVISION: I.Q. THE PROVINCE OF GAUTENG

MEASURING: 373 (THREE HUNDRED AND SEVENTY-THREE) SQUARE METRES

HELD UNDER DEED OF TRANSFER NO: T5484/2008

ALSO KNOWN AS: STAND NO 1833 (DOOR NO 3) SILVER OAKS, RANDA ROAD, WITKOPPEN EXTENSION 87, JOHANNESBURG

Improvements (which are not warranted to be correct and are not guaranteed):

SINGLE STORY UNIT/CLUSTER IN SECURITY ESTATE CONSISTING OF: OPEN PLAN - LOUNGE, DINING ROOM, FAMILY ROOM AND KITCHEN (with tiled floors and built in cupboards) 2x BATHROOMS (with tiled floors (1 en-suite)), 2X BEDROOMS (with carpeted floors and built in cupboards), SCULLERY (with tiled floor), DOUBLE GARAGE (with automated doors), GARDEN (with lawn), CONCRETE WALL, FENCING, TILED ROOF, BRICK AND MORTAR WALLS, WOODEN WINDOW FRAMES, ALARM SYSTEM, PAVING AND BURGALR PROOFING

CONDITIONS: 10% (ten percent) of the purchase price on the day of the sale and the balance payable against registration of transfer to be secured by a Bank guarantee or any other acceptable guarantee to be furnished to the Sheriff within 21 (twenty-one) days from the date of the sale..

Dated at Pretoria, 2022-01-26.

Attorneys for Plaintiff(s): Weavind & Weavind Inc, Block E, Glenfield Office Park, 361 Oberon Street, Faerie Glen, Pretoria. Telephone: 0123463098. Fax: 0865102920. Attorney Ref: N88789.

**Case No: 89521/2019**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and John Young, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-17, 09:00, 180 Princes Avenue, Benoni**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Benoni to the highest bidder subject to a reserve price of R900 000.00 and will be held at 180 Princes Avenue, Benoni on 17 March 2022 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 180 Princes Avenue, Benoni, prior to the sale.

Certain: Erf 1365 Crystal Park Extension 2 Township, Registration Division I.R., Province of Gauteng, being 121 Heilbron Street, Crystal Park

Measuring: 1 198 (One Thousand One Hundred and Ninety Eight) Square Metres;

Held under Deed of Transfer No. T1129/2019

Situated in the Magisterial District of Benoni.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms, Bathrooms, WC and Dressing Room

Outside Buildings: Lounge, Kitchen, 2 Bedrooms, 2 Bathrooms, 1 Shower, 2 - WC, Garage

Sundries: None

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Majola Inc., Boksburg, 2022-01-27.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. c/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT438523/LM/MB. Attorney Acct: Hammond Pole Majola Inc., Boksburg.

**Case No: 7252/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: Nedbank Limited, Judgment Creditor and Freddy Bongani Williams, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-14, 10:00, 4 Angus Street, Germiston**

In execution of a judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Germiston South to the highest bidder subject to a reserve price of R228,900.00 and will be held at 4 Angus Street, Germiston on 14 March 2022 at 10H00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

A unit consisting of:

(a) Section No. 3 as shown and more fully described on Sectional Plan No. SS73/1995 in the scheme known as Graceland 4 in respect of the land and building or buildings situate at Elspark Extension 4 Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 51 (fifty one) square metres in extent;

(b) and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

Held under Deed of Transfer No. ST36044/2008

Situated at Door 3 Graceland Village 4, 1 Sunhill Avenue, Elspark Ext 4

Situated in the Magisterial District of Germiston South.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main building: 3 bedrooms, 1 bathroom, 1 kitchen, 1 living room

Outside buildings: none

Sundries: none

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the Sheriff's registration conditions. The rules of the auction and conditions of sale are available at the office of the Sheriff as set out above.

Dated at Hammond Pole Majola Inc., Boksburg, 2022-01-05.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. c/o Vermaak & Partners Inc., 3rd Floor, 54 on Bath, 64 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT439368/LWest/MB. Attorney Acct: Hammond Pole Majola Inc., Boksburg.

**Case No: 59929/2017****Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgment Creditor and Gert Johannes Benjamin Van Heerden, 1st Judgment Debtor and Maritza Van Heerden, 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-17, 09:00, 180 Princes Avenue, Benoni**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Benoni to the highest bidder without reserve and will be held at 180 Princes Avenue, Benoni on 17 March 2022 at 09:00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 180 Princes Avenue, Benoni, prior to the sale.

A Unit consisting of:

(a) Section No 29 as shown and more fully described on the Sectional Plan No SS148/1993 in the scheme known as Cameron Place, in respect of the land and building or buildings situate at Benoni Township, Ekurhuleni Metropolitan Municipality, of which section the floor section the floor area, according to the said sectional plan is 103 (One Hundred and Three) Square Metres in extent and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan;

Held under Deed of Transfer No. ST45980/2006.

2. An exclusive use area described as Yard Y1, measuring 131 (One Hundred and Thirty One) square metres being as such part of the common property, comprising the land and the scheme known as Cameron Place in respect of the land and the building or buildings situate at Benoni Township Ekurhuleni Metropolitan Municipality as shown and more fully described on Sectional Plan No. SS148/1993 held under Notarial Deed of Cession No. SK2961/2006S

3. An exclusive use area described as Garage G1, measuring 18 (Eighteen) square metres being as such part of the common property, comprising the land and the scheme known as Cameron Place in respect of the land and the building or buildings situate at Benoni Township Ekurhuleni Metropolitan Municipality as shown and more fully described on Sectional Plan No. SS148/1993 held under Notarial Deed of Cession No. SK2961/2006S

situated at 101 Cameron Mews, 40 Kimbolten Street, Benoni.

Situated in the Magisterial District of Benoni.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 WC - Seperate

Outside Buildings: 1 Garage

Sundries: None

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at HP Ndlovu Inc., Boksburg, 2021-12-20.

Attorneys for Plaintiff(s): HP Ndlovu Inc., C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT246/Nane/LC. Attorney Acct: HP Ndlovu Inc., Boksburg.

**Case No: 36259/2017**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Von Buddenbrock, Karl Ernst, First Judgment Debtor and Von Buddenbrock, Dawn Sylvia, Second Judgment Debtor**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-17, 10:00, 51-61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of R2 000 000.00. will be held by the offices of the Sheriff of the High Court Johannesburg North at 51-61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg on Thursday the 17th day of March 2022 at 10h00 of the undermentioned property of the First and Second Judgment Debtor subject to the Conditions of Sale: Property Description: Erf 2433 Northcliff Extension 12 Township Registration Division I.Q., The Province of Gauteng Measuring 1983 (One Thousand Nine Hundred and Eighty Three) Square Meters Held by Deed of Transfer No. T52879/2004 and Situate at 16 Susan Avenue, Northcliff Extension 12, Johannesburg, Gauteng in the Magisterial District of Johannesburg Central Improvements: The following information is furnished in respect of the improvements: Constructed Of Brick And Plastered Walls And Pitched And Tile Roof Main Building: Double Storey Comprising Of: Entrance Hall, Lounge, Dining Room, Study, Kitchen, 4 Bedrooms, 2 Bathrooms, Entertainment Room Out Buildings: 2 Staff Quarters, Staff Bathroom, Storeroom, Cottage: Lounge, Kitchen, Bedroom, Bathroom, Sun Room, Swimming Pool, Covered Patio Property Zoned: Residential (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") Terms And Conditions: The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Johannesburg North at 51 – 61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other

applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). All persons attending the sale shall comply with the directions in respect of Covid 19 regarding auctions and sales in execution conducted by Sheriff's of the Court contained in the Schedule in terms of Regulation 4(10) read with Regulation 37(1)(h) of the regulations issued under the Disaster Management Act 57/2020 as published in Notice Number R816 in Regulation Gazette No. 11152 dated 27 July 2020. All prospective bidders will be required to: 1. Register with the Sheriff prior to the auction; and 2. Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, RIVONIA.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S43893.

**Case No: 2020/44613**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Unique Auto Finance (Pty) Ltd, First Execution Debtor and Anna Maria Joubert, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-17, 10:00, 91B General Hertzog Road, Three Rivers, Vereeniging**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 13 JULY 2021 in terms of which the below property will be sold in execution by the Sheriff VEREENIGING on 17TH MARCH 2022 at 10:00 at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING to the highest bidder without a reserve.

PORTION 32 OF THE FARM MCKAY 602, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 10,7229 HECTARES, HELD BY DEED OF TRANSFER NUMBER T5063/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

which is certain, and is zoned as a residential property inclusive of the following:

MAIN BUILDING: 4 bedrooms, 2 bathrooms, 1 entrance hall, 1 lounge, 1 dining room, 1 living room, 1 kitchen, 1 study, 1 laundry, 1 pantry and 1 balcony/patio

FLATLETS/COTTAGES

Ground level: 2 bedrooms, 1 lounge, 1 kitchen and 1 bathroom

First floor: 1 bedroom, 1 kitchen, 1 bathroom and 2 balcony/patio

Ground level: 1 bedroom, 1 lounge, 1 kitchen and 1 bathroom

OUTBUILDING: 4 bedrooms, 1 bathroom, 1 Lapa, 1 store, 1 double garage, 20 carports and 1 workshop - WHICH CANNOT BE GUARANTEED.

The property is situated at: PORTION 32, FARM MCKAY 602, IQ and falling within the Magisterial District of EMFULENI.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 of the proceeds of the sale and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Judgment Creditors' conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff VEREENIGING at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

Registration as a buyer is a pre-requisite subject to conditions including, inter alia:

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in cash as required by the Sheriff.
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff VEREENIGING at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING during normal office hours from Monday to Friday.

Dated at Johannesburg, 2022-01-26.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton.  
Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: N GAMBUSHE/JD/MAT29753. Attorney Acct: The Citizen.

**Case No: 2020/19689**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Local Division, Johannesburg)

**In the matter between: FirstRand Bank Limited, Plaintiff and Abel Mphile Sibande, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-15, 11:00, Sheriff of the High Court, 24 Rhodes Street, Kensington B, Randburg**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 20th of July 2021 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SANDTON NORTH on TUESDAY the 15th day of MARCH 2022 at 11H00 at THE SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG

A UNIT CONSISTING OF:

(A) Section No. 422 as shown and more fully described on Sectional Plan No. SS357/2015 in the scheme known as THE WILLIAM in respect of the land and building or buildings situate at FOURWAYS EXTENSION 55 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 94 (NINETY FOUR) SQUARE METRES in extent; and

(B) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

Held by deed of transfer number st39757/2015 and subject to such conditions as set out in the aforesaid deed

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 422 THE WILLIAM, 2615 BROADACRES, FOURWAYS EXTENSION 55, SANDTON and consist of 3 Bedrooms, 2 Bathrooms, 1 Tv/Living Room, 1 Lounge, 1 Kitchen, 2 Carports and Complex Swimming Pool, Complex Irrigation, Brick Paving, Complex Electric Fencing, Fencing - Brick - Palisade, Outer Wall Finishing - Plaster, Roof Finishing - Tiles, Interior Floor Finishing - Tiles (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of SANDTON NORTH situated at SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R2000 (EFT) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at Johannesburg, 2022-01-03.



Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/69358.

**Case No: 16904/2017**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgment Creditor and Tlou Mashedi Segolela, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-15, 11:00, Unit C1 Mount Royal Business Park, 657 James crescent, Halfway House, Midrand**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Randburg West to the highest bidder without reserve and will be held on 15 March 2022 at Unit C1 Mount Royal Business Park, 657 James crescent, Halfway House, Midrand at 11:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Unit C1 Mount Royal Business Park, 657 James crescent, Halfway House, Midrand, prior to the sale.

Certain : Portion 76 Of Erf 1595 Bloubostrand Extension 2 Township, Registration Division I.Q., Province of Gauteng, being 76 Waterford View, Oosterland Avenue, Bloubostrand

Measuring: 288 (Two Hundred and Eighty Eight) Square Metres;

Held under Deed of Transfer No. T92107/2011

Situated in the Magisterial District of Randburg West.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Townhouse Unit Consisting of Lounge, Family Room, Dining Room, Kitchen, 2 Bathrooms, 3 Bedrooms

Outside Buildings: 2 Garages

Sundries: Garden

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at HP Ndlovu Inc., Boksburg, 2021-12-21.

Attorneys for Plaintiff(s): HP Ndlovu Inc., C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT88/Nane/IM. Attorney Acct: HP Ndlovu Inc., Boksburg.

**Case No: 43832/2019**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, 1<sup>st</sup> Plaintiff and ABSA BANK LIMITED, 2<sup>nd</sup> Plaintiff and ONKGOPOTSE INNOCENT SEFAKO, IDENTITY NUMBER: 791107 5053 08 3, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-03-14, 09:00, 62 LUDORF STREET, BRITS, NORTH WEST**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R1 800 000.00 will be held by the SHERIFF BRITS AT THE SHERIFF'S OFFICE, 62 LUDORF STREET, BRITS, NORTH WEST on the 14th day of March 2022 at 09:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of



MADIBENG on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 62 LUDORF STREET, BRITS, NORTH WEST.

BEING: ERF 154 KOSMOS TOWNSHIP, REGISTRATION DIVISION J.Q., NORTH WEST PROVINCE

MEASURING 638 (SIX HUNDRED AND THIRTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER T35863/2018

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED;

PHYSICAL ADDRESS: 124 SIMON BEKKER AVENUE, KOSMOS, NORTH WEST.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed:

A DWELLING CONSISTING OF (NOT GUARANTEED)

4X BEDROOMS, 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, PANTRY, SCULLERY, LAUNDRY, 3.5X BATHROOMS (2X SHOWERS, 3X TOILETS), 1X CARPORT, LAPA

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001.

TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale.

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00 (ONE HUNDRED THOUSAND RAND), 3.5% (THREE COMMA FIVE PER CENT) ON R100 001.00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2022-01-05.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3039.

**Case No: 18346/2020**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Tracy Lee Richards, 1st Judgment Debtor and Dale Richards, 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-09, 11:00, 22 Voortrekker Street, Cnr 2nd Street, Edenvale**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Germiston North to the highest bidder subject to a reserve price of R1 800 000.00 and will be held at 22 Voortrekker Street, Corner 2nd Street, Edenvale on 09 March 2022 at 11H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 22 Voortrekker Street, Corner 2nd Street, Edenvale, prior to the sale.

Certain: Portion 1 Of Erf 51 Bedfordview Extension 9 Township, Registration Division I.R., Province of Gauteng, being 29A Nicol Road, Bedfordview Ext 9

Measuring: 1 002 (One Thousand and Two) Square Metres;

Held under Deed of Transfer No. T42763/2014

Situated in the Magisterial District of Germiston North.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main building: Entrance Hall, Lounge, Family Room, Dining Room, Kitchen, Pantry, Scullery, 3 Bedrooms, 3 Bathrooms, 3 Showers, 4 WC's Dressing Room.

Outside Buildings: 2 Garages, Servants Quarters, Bathroom/WC.

Sundries: None.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Germiston North, 22 Voortrekker Street, Corner 2nd Street, Edenvale.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/downloadfileaction?id=99961>)
  - b) FICA - legislation i.r.o. proof of identity and address particulars.
  - c) Payment of a Registration Fee of R50,000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.
  - d) Registration conditions: No person will be allowed on the premises if they are not registered for FICA and CPA.

The office of the Sheriff for Germiston North will conduct the sale with auctioneers J.A Thomas and/or P Ora. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Hammond Pole Majola Inc., Boksburg, 2022-02-14.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc., c/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT439495/LEBO/MB. Attorney Acct: Hammond Pole Majola Inc., Boksburg.

**Case No: 29684/2016**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: Absa Bank Limited, Judgement Creditor and Irene Nthabiseng Phore, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-17, 09:00, 180 Princes Avenue, Benoni**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the sheriff Benoni to the highest bidder without reserve and will be held at 180 Princes Avenue, Benoni on 17 March 2022 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 180 Princes Avenue, Benoni, prior to the sale.

Certain: Erf 9013 Daveyton Extension 2 Township, Registration Division I.R., Province of Gauteng, being 16723 Diko Crescent, Daveyton Ext 2.

Measuring: 273 (Two Hundred and Seventy Three) Square Metres.

Held under Deed of Transfer No. T10066/2011.

Situated in the Magisterial District of Benoni.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms.

Outside Buildings: Single Garage.

Sundries: None.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Majola Inc, Boksburg, 2022-02-03.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT336004\AP\LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 9735/2021**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O.- JUDGEMENT CREDITOR and MAHLARE TSHEPO NKADIMENG: 1ST JUDGEMENT DEBTOR and MASHABAHLE GRANNY NKADIMENG: 2ND JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2022-03-14, 10:00, SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Germiston South to the highest bidder subject to a reserve price of R700 000.00 and will be held on 14 March 2022 at Sheriff Germiston South - 4 Angus Street, Germiston at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Sheriff Germiston South - 4 Angus Street, Germiston, prior to the sale.

Certain: Erf 622 Delville Township, Registration Division I.R., Province of GAUTENG, being 8 Paschendale Road, Delville

Measuring: 1 587 (One Thousand Five Hundred And Eighty Seven) Square Metres;

HELD under Deed of Transfer No. T25320/2016

Situated in the Magisterial District of Germiston South. The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: 7 Bedrooms, 1 Bathroom

Outside buildings: 13 Staff Quarters, Garage

Sundries: None

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Attorneys, Boksburg, 2021-12-01.

Attorneys for Plaintiff(s): HP NDLOVU Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: Hammond Pole Attorneys - HP NDLOVU.

**Case No: 2018/32943**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: FirstRand Bank Limited, Plaintiff and THAKHANI NEDZAMBA, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-15, 10:00, Sheriff Johannesburg South, Shop No 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 26th of February 2019 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH

on TUESDAY the 15th day of MARCH 2022 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW, GAUTENG PROVINCE without a reserve price.

CERTAIN ERF 2953 NATURENA EXTENSION 19 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 237 (TWO HUNDRED AND THIRTYSEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T39754/2017

SUBJECT TO THE CONFITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 4 KEMP STREET, NATURENA EXTENSION 19, JOHANNESBURG, GAUTENG PROVINCE and consist of Dining Room, 2 Bedrooms; Kitchen, Bathroom, Toilet and 1 garage (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of JOHANNESBURG SOUTH situated at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW, GAUTENG PROVINCE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

Registration as a buyer is a pre-requisite subject to conditions, inter alia:

a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

b) FICA - legislation i.r.o. proof of identity and address particulars.

c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000.00 (cash) which is refundable.

d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA..

Dated at Johannesburg, 2022-01-14.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/MS/60307.

**Case No: 22554/2021**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O.- JUDGEMENT CREDITOR and XOLA CLAUDIA NDEBELE, 1st Judgment Debtor and PRETTY NDEBELE, 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-15, 10:00, Sheriff Office: SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg South to the highest bidder subject to a reserve price of R180 000.00 and will be held on 15 March 2022 at 10H00 at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, prior to the sale.

A unit consisting of:

Section no. 5 as shown and more fully described on Sectional Plan No. SS64/1977 in the scheme known as Mitsis Place in respect of the land and building or buildings situate at Rosettenville Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 128 (One Hundred And Twenty Eight) square metres in extent;

and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

Held under Deed of Transfer No. ST31378/2019

situated at Door 5 Mitsis Place, 98 High Street, Rosettenville.

Situated in the Magisterial District of Johannesburg South.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: A Duplex Consisting Of: 3 Bedrooms, Kitchen, 2 Bathrooms, 2 Toilets

Outside Buildings: None

Sundries: None

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Attorneys, Boksburg, 2021-12-08.

Attorneys for Plaintiff(s): HP NDLOVU Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT2998/NP. Attorney Acct: Hammond Pole Attorneys - HP NDLOVU.

**Case No: 2019/25411**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Zamekile Lolwana, First Execution Debtor and Hurriet Nokuthula Lolwana, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-17, 10:00, 69 Juta Street, Braamfontein, Johannesburg**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 01 APRIL 2021 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG EAST on THURSDAY the 17th MARCH 2022 at 10:00 at 69 JUTA STREET, BRAAMFONTEIN, JOHANNESBURG to the highest bidder, subject to a reserve price of R750 000.00.

ERF 80 BELLEVUE EAST TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, IN EXTENT 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T041136/2003

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED, which is certain, and is zoned as a residential property inclusive of the following:

MAIN BUILDING CONSISTING OF: 3 bedrooms, 1 bathroom, 1 lounge, 1 dining room, 1 kitchen and 1 separate toilet

OUT BUILDING CONSISTING OF: 1 bedroom and 1 bathroom - WHICH CANNOT BE GUARANTEED

The property is situated at: 127 REGENT STREET, BELLEVUE EAST, JOHANNESBURG

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to the Execution Creditors' conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG EAST at 69 JUTA STREET, BRAAMFONTEIN, JOHANNESBURG.

Registration as a buyer is a pre-requisite subject to conditions including, inter alia:

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R50 000.00 (REFUNDABLE) as required by the Sheriff.

## 4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG EAST at 69 JUTA STREET, BRAAMFONTEIN, JOHANNESBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 2022-01-26.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: N GAMBUSHE/JD/MAT29655. Attorney Acct: The Citizen.

**Case No: 34518/2020**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Eldana Priscila Mtshweni, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-09, 11:00, 99 - 8th Street, Springs**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Springs to the highest bidder subject to a reserve price of R410,000.00 and will be held at 99 - 8th Street, Springs on 09 March 2022 at 11:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 99 - 8th Street, Springs, prior to the sale.

Certain: Portion 22 of Erf 153 Pollak Park Ext 3 Township, Registration Division I.R., Province of Gauteng, being 17 Lotz Road, Pollak Park Ext 3

measuring: 421 (Four Hundred and Twenty One) Square Metres;

Held under Deed of Transfer No. T47368/2013

Situated in the Magisterial District of Ekurhuleni East.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Lounge, Bathroom, Master Bedroom, 1 Bedroom, Kitchen

Outside Buildings: None

Sundries: None

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Majola Inc., Boksburg, 2022-02-14.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc., c/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT440716/LEBO/MB. Attorney Acct: Hammond Pole Majola Inc., Boksburg.



Case No: 69992/2019

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgment Creditor and Mary Ellen Mmampa Moneledi, 1st Judgment Debtor and Samuel Mxolisi Tshezi, 2nd Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2022-03-15, 11:00, Unit C Mount Royal Business Park, 657 James Crescent, Halfway House, Midrand**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Randburg West to the highest bidder subject to a reserve price of R400,000.00 and will be held on 15 March 2022 at 11:00 at Unit C Mount Royal Business Park, 657 James Crescent, Halfway House, Midrand of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Unit C Mount Royal Business Park, 657 James Crescent, Halfway House, Midrand, prior to the sale.

A unit consisting of:

(a) Section No. 112 as shown and more fully described on Sectional Plan No. SS832/1993 in the scheme known as Petra Nera in respect of the land and building or buildings situate at Bloubostrand Extension 13 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 93 (Ninety Three) square metres in extent;

(b) and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

Held under Deed of Transfer No. ST10048/2014

situated at 112 Petra Nera, 4 Riverbend Road, Bloubostrand.

Situated in the Magisterial District of Randburg West.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms

Outside Buildings: 2 Carports

Sundries: Covered Patio

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at HP Ndlovu Inc., Boksburg, 2022-01-06.

Attorneys for Plaintiff(s): HP Ndlovu Inc., c/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT1637/NP/MB. Attorney Acct: HP Ndlovu Inc., Boksburg.

Case No: 67309/2019

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgment Creditor and Mathikho Melida Moloi, Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2022-03-17, 10:00, 5 Anemoon Street, Glen Marais Ext 5**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Kempton Park to the highest bidder subject to a reserve price of R480 000.00 and will be held at 5 Anemoon Street, Glen Marais Ext 5 on 17 March 2022 at 10:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 5, prior to the sale.

Certain: Erf 1893 Terenure Extension 32, Registration Division I.R., Province of Gauteng, being 190 Kildare Estate, Oranje Rivier Drive, Terenure Ext 32

Measuring: 250 (Two Hundred and Fifty) Square Metres;

Held under Deed of Transfer No. T85547/2011

Situated in the Magisterial District of Kempton Park.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Lounge, Kitchen, 2 Bedrooms, 3 Bathrooms

Outside Buildings: Carport

Sundries: Covered Patio

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at HP Ndlovu Inc., Boksburg, 2022-02-07.

Attorneys for Plaintiff(s): HP Ndlovu Inc., C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT61/Nane/LC. Attorney Acct: HP Ndlovu Inc., Boksburg.

**Case No: 2021/18401**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and MBENGERANWA: ZACHARIA, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-14, 10:00, 4 ANGUS STREET, GERMISTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 2 September 2021 in terms of which the below property will be sold in execution by the Sheriff GERMISTON SOUTH on MONDAY 14 MARCH 2022 at 10:00 at 4 ANGUS STREET, GERMISTON to the highest bidder without a court reserve. 1..A unit ("the mortgaged unit") consisting of: a) Section No 118 as shown and more fully described on Sectional Plan No. SS75/2007 ("the sectional plan") in the scheme known as GRACELAND in respect of the land and building or buildings situated at ELSPARK EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY, EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 50 (FIFTY) square metres in extent ("the mortgaged section"); and b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property") Held by DEED OF TRANSFER NO. ST63713/2007. 2. An exclusive use area described as PARKING BAY P118 measuring 12 (TWELVE) square metres being as such part of the common property, comprising the land and the scheme known as GRACELAND in respect of the land and building or buildings situated at ELSPARK EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS75/2007 held by NOTARIAL DEED OF CESSION NO. SK. 5454/2007. "Collectively referred to as "the mortgaged unit"). A unit consisting of 2 bedrooms, 1 bathroom, 1 kitchen, 1 living room and a parking bay - WHICH CANNOT BE GUARANTEED. SITUATED AT: UNIT 118 - DOOR NUMBER 118 - GRACELAND, CORNER SAREL HATTINGH AND MIDMAR STREET, ELSPARK being the chosen domicilium address and physical address of the property. In the magisterial District of EKURHULENI CENTRAL. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any

such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in cash amounting to R15 000.00 (refundable) 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON during normal office hours from Monday to Friday.

Dated at Johannesburg, 2021-12-13.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: N GAMBUSHE/fp/MAT29002. Attorney Acct: Citizen.

**Case No: 2019/30598**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Local Division, Johannesburg)

**In the matter between: FirstRand Bank Limited, Plaintiff and Aneline Precious Mashile, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-15, 11:00, Sheriff Randburg West, Unit C1 Mount Royal, 657 James Crescent, Halfwayhouse, Midrand**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 11th of February 2021 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of RANDBURG WEST on TUESDAY the 15TH day of March 2022 at 11:00 at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAYHOUSE, MIDRAND, GAUTENG PROVINCE to the highest bidder subject to a reserve price of R1 000 000.00.

CERTAIN: SECTION NO. 23 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS312/2009 IN THE SCHEME KNOWN AS SOHO LOFTS BROADACRES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BROADACRES EXTENSION 4 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 101 SQUARE METRES IN EXTENT AND

AND UNDIVIDED SHARE IN COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN

Held by Deed of transfer ST46494/2018 and subject to such conditions as set out in the aforesaid Deed of Transfer and

AN EXCLUSIVE USE AREA DESCRIBED AS PARKING P23A, MEASURING 13 SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SS SOHO LOFTS BROADACRES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BROADACRES EXTENSION 4, LOCAL AUTHORITY: CITY OF JOHANNESBURG AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS312/2009,

Held by Notarial Deed of Cession SK3495/2018 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession and

AN EXCLUSIVE USE AREA DESCRIBED AS P23B, MEASURING 13 SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SS SOHO LOFTS BROADACRES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BROADACRES EXTENSION 4 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS312/2009,

Held by Notarial Deed of Cession SK3495/2018 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession;

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 23, 23A + 23B SOHO LOFTS BROADACRES, 42 ROSEWOOD STREET, BROADACRES EXTENSION 4, RANDBURG and consist of 1 Lounge, 1 Dining Room, 1 Kitchen, 2 Bedrooms, 1 Bathroom,, 1 Shower, 2 Water Closets, 2 Carports and 1 Balcony (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of RANDBURG WEST situated at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAYHOUSE, MIDRAND, PROVINCE OF GAUTENG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- a) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at Johannesburg, 2022-01-05.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L GALLEY/ms/64553.

**Case No: 9197/2021**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: CHANGING TIDES 17 (PROPRIETARY LIMITED, Judgement Creditor and Guillaume Francois Marais Louw 1st Judgement Debtor and Catharina Johanna Louw 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-11, 09:30, Sheriff Office 182 LEEUWPOORT STREET, BOKSBURG**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R900 000.00 and will be held at 182 Leeuwpoot Street, Boksburg on 11 March 2021 at 09:30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg prior to the sale.

Certain: Erf 560 Impalapak Township, Registration Division I.R, Province of Gauteng, being 8 Fairchild avenue, Impala Park.

Measuring: 942(Nine Hundred and Forty Two) Square Metres

Held under Deed of Transfer No. T21096/2017

Situated in the Magisterial District of Boksburg

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main building: Lounge, Diningroom, 3 x Bedrooms, Kitchen, 2 x Bathrooms, Garage

Outside buildings: None

Sundries: None

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above

Dated at Hammond Pole Attorneys, Boksburg, 2022-01-21.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, NVG Attorneys Menlo Law Chambers No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT2738/IM. Attorney Acct: Hammond Pole Attorneys.

Case No: 2018/12793

Docex: DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Bank Limited, Judgment Creditor and Kenny Lefah Lephole, First Execution Debtor and Caroline Ntsiloane Lephole (nee Nkabinde), Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-17, 10:00, 91B General Hertzog Road, Three Rivers, Vereeniging**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 07th OCTOBER 2020 in terms of which the below property will be sold in execution by the Sheriff VEREENIGING on 17th MARCH 2022 at 10:00 at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING to the highest bidder subject to the courts reserve price of R553 000.00.

ERF 703 THREE RIVERS EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 1115 (ONE THOUSAND ONE HUNDRED AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T63536/2011, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN, which is certain, and is zoned as a residential property inclusive of the following:

Main Building: 3 bedrooms, bathroom, lounge, dining room, kitchen and garage- outdoor rooms - WHICH CANNOT BE GUARANTEED.

The property is situated at: 8 BERG STREET, THREE RIVERS EXTENSION 1, VEREENIGING

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to the Judgment Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff VEREENIGING at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

Registration as a buyer is a pre-requisite subject to conditions including, inter alia:

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadandFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee as required by the Sheriff.
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff VEREENIGING at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING during normal office hours from Monday to Friday.

Dated at Johannesburg, 2022-01-26.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton.  
Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: N GAMBUSHE/JD/MAT24043. Attorney Acct: The Citizen.

Case No: 13513/2019

Docex: PH46A

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O.- JUDGEMENT CREDITOR and  
SIBABALWE KHAYAKAZI JUMBA , Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2022-03-14, 10:00, SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Germiston South to the highest bidder subject to a reserve price of R350 000.00 and will be held on 14 MARCH 2022 at 10H00 at Sheriff Germiston South: 4 Angus Street, Germiston, of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Sheriff Germiston South: 4 Angus Street, Germiston,, prior to the sale.

A unit consisting of:

Section No. 68 as shown and more fully described on Sectional Plan No. SS120/2015 in the scheme known as Ashanti Villas in respect of the land and building or buildings situate at Klippoortje Agricultural Lots Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 75 (Seventy Five) square metres in extent;

and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

Held under Deed of Transfer No. ST47871/2015

situated at Unit 68 Ashanti Villas, Cnr Snyman & Van Deventer Street, Klippoortje Agricultural Lots.

Situated in the Magisterial District of Germiston South. The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Lounge, Kitchen, 3 Bedrooms, Bathroom,

Outside buildings: None

Sundries: Carport

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Attorneys, Boksburg, 2021-12-01.

Attorneys for Plaintiff(s): HP NDLOVU Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT682NP. Attorney Acct: Hammond Pole Attorneys - HP NDLOVU.

Case No: 41110/2019

Docex: 13 Rivonia

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Hartman, John  
George, First Judgment Debtor and Hartman, Karen, Second Judgment Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-18, 09:30, 182 Leeuwpoot Street, Boksburg**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of R987 345.46 will be held by the offices of the Sheriff of the High Court Boksburg at 182 Leeuwpoot Street, Boksburg, on Friday the 18th day of March 2022 at 09h30 of the undermentioned property of the First and Second Judgment Debtor subject to the Conditions of Sale: Property Description: Erf 477 Sunward Park Extension 2 Township Registration Division I.R, the Province of Gauteng Measuring 1153 (One Thousand One Hundred and Fifty Three) Square Metres Held by Deed of Transfer No. T47359/2001 and situate at 10 Duiker Road, Sunward Park, Boksburg, Gauteng in the Magisterial District of Ekurhuleni North



Improvements: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: Constructed of Face Brick Walls and Corrugated Iron Roof; Main Building: Entrance Hall, Lounge, Dining Room, Living Room, Study, Kitchen, 4 Bedrooms, 2 Bathrooms, Separate Toilet Outbuildings: 2 Garages, Staff Quarters, Staff Bathroom, 2 Carports, Toilet, Thatch Lapa, Swimming Pool, Jacuzzi Property Zoned: Residential (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") Terms and Conditions: The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Boksburg at 182 Leeuwpoot Street, Boksburg. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). All persons attending the sale shall comply with the directions in respect of Covid 19 regarding auctions and sales in execution conducted by Sheriff's of the Court contained in the Schedule in terms of Regulation 4(10) read with Regulation 37(1)(h) of the regulations issued under the Disaster Management Act 57/2020 as published in Notice Number R816 in Regulation Gazette No. 11152 dated 27 July 2020. All prospective bidders will be required to: 1. Register with the Sheriff prior to the auction; and 2. Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2022-02-11.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/56064.

**Case No: 58355/2020**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Tontosi Martha Eguabor, 1st Judgement Debtor and Micheal adex Eguabor, 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2022-03-11, 10:30, 63 Van Zyl Smit Street, Oberholzer**

In Execution of a Judgment of the High Court of South Africa, Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Fochville to the highest bidder subject to a reserve price of R400 000.00 and will be held at 63 Van Zyl Smit Street, Oberholzer on 11 March 2022 at 10H30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 63 Van Zyl Smit Street, Oberholzer, prior to the sale.

Certain: Erf 1112 Oberholzer Extension 2 Township, Registration Division I.Q., Province of Gauteng, being 7 Barnard Street, Oberholzer.

Measuring: 1003 (One Thousand and Three) Square Metres.

Held under Deed of Transfer No. T85878/2010

Situated in the Magisterial District of Fochville.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Entrance Hall, Lounge, Dining Room, 3 Bedrooms, 2 Bathrooms, 1 Additional.

Outside Buildings: Garage, 1 Additional.

Sundries: none.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Majola Inc, Boksburg, 2022-01-05.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT2493\NP\LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

Case No: 27060/2019

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTSTRAND BANK LIMITED T/A RAND MERCHANT BANK, Plaintiff and MOHAMED DERDOUR, BORN ON 5 SEPTEMBER 1952, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-17, 10:00, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG, GAUTENG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit without a reserve price will be held by the SHERIFF JOHANNESBURG NORTH AT 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG, GAUTENG on the 17th day of March 2022 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of JOHANNESBURG CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG, GAUTENG.

BEING:

(1) A UNIT CONSISTING OF -

(A) SECTION NO. 46 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS23/1990, IN THE SCHEME KNOWN AS ROSEBANK VILLAGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ROSEBANK TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 109 (ONE HUNDRED AND NINE) SQUARE METRES IN EXTENT; AND

(b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN;

HELD BY DEED OF TRANSFER NUMBER ST24214/2017, AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(2) AN EXCLUSIVE AREA DESCRIBED AS PARKING BAY NO. P92 MEASURING 16 (SIXTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY COMPRISING THE LAND AND THE SCHEME KNOWN AS SS ROSEBANK VILLAGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ROSEBANK TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS23/1990 HELD BY NOTORIAL DEED OF CESSION NUMBER SK1587/2017

AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION;

PHYSICAL ADDRESS: 46 ROSEBANK VILLAGE, 49 BATH AVENUE ROSEBANK, ROSEBANK, GAUTENG.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed:

A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED): 1X ENTRANCE HALL, 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 2X BEDROOMS, 1X BATHROOM, 1X SHOWER, 1X W/C, 1X STOREROOM, 1X BASEMENT BAY

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001.

TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale.

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum

commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2021-12-10.

Attorneys for Plaintiff(s): Delpont van den Berg Attorneys Inc. Attorneys, Delpont van den Berg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: LIANA KILIAN-EASTES / RMB0148.

**Case No: 53374/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and Siphos Paulus Shikwambana (Identity Number: 690709 5316 08 9), 1<sup>st</sup> Defendant and Ntombiyaphi Maria Shikwambana (Identity Number: 671218 0475 08 3), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-17, 09:30, Sheriff of the High Court, Sheriff Balfour - Heidelberg at 40 Ueckermann Street, Heidelberg**

In pursuance of a judgment and warrant granted on 13 April 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 17 March 2022 at 09:30 by the Sheriff of the High Court Sheriff Balfour - Heidelberg at 40 Ueckermann Street, Heidelberg to the highest bidder subject to a reserve price of R400 000.00:- CERTAIN: PORTION 1 OF ERF 2168 HEIDELBERG, EXTENSION 9 SITUATED: UNIT 15A GOUSBLOM STREET, BERGSIG, HEIDELBERG, GAUTENG MAGISTERIAL DISTRICT: LESEDI REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 600 (SIX HUNDRED) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL MAIN BUILDING: 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 2 X BATHROOMS (ESTIMATED), OUTBUILDING: 2 X GARAGES (ESTIMATED), TYPE SITE IMPROVEMENTS: WALLING - BRICK BUILT, PAVING - CEMENT PAVERS, OTHER: CARPORT (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 17 November 2020 and prepared by a Professional Valuer: MARTIE GROVE. No access was gained to the property when the inventory was compiled. "Additional information and sizes of the subject property were obtained from Lightstone imagery and are only estimated".) HELD by the DEFENDANTS, SIPHOS PAULUS SHIKWAMBANA (IDENTITY NUMBER: 690709 5316 08 9), and NTOMBIYAPHI MARIA SHIKWAMBANA (IDENTITY NUMBER: 671218 0475 08 3) under their names under Deed of Transfer No. T24764/2009. The full conditions may be inspected at the offices of the Sheriff of the High Court Sheriff Balfour - Heidelberg at 40 Ueckermann Street, Heidelberg, Gauteng, 1441, 24 hours prior to the auction. Take further notice that: 1. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Execution Debtors for money owing to the Execution Creditor. 2. The auction will be conducted by the Sheriff, Mr Willem Nelson or his Deputy. 3. Advertising costs at current publication rates and sale costs according to Court rules apply. 4. Registration as a buyer is a pre-requisite subject to the conditions inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 5. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. 6. All bidders are required to pay R1 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 7. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guarantee cheque or EFT, on the day of sale. 8. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 9. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. 10. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: evschalkwyk@lgr.co.za, REF. EVS/JOULENE HAYWARD/IB001406, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, TEL: (012) 492 5617, FAX: 086 664 1624

Dated at Pretoria, 2022-02-15.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, Postnet Suite 255, Private Bag X2000. Telephone: (012)817-4707. Fax: 0865016399. Attorney Ref: E Van Schalkwayk/JH/IB001406.

**Case No: 2539/2018**

**Docex: 30 Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA

(North West Division, Mahikeng)

**In the matter between: Firststrand Bank Limited, Applicant and Mzwandile Wilson Ndebele, ID 760513 5104 08  
0, First Respondent and Rustenburg Local Municipality, Second Respondent**

NOTICE OF SALE IN EXECUTION

**2022-03-11, 10:00, Sheriff of the High Court, Rustenburg @ Office Building, North Block, Office No 4, 67 Brink Street, Rustenburg**

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng in the suit, a sale with a reserve price to the highest bidder, will be held by the Sheriff Rustenburg at Office Building, North Block, Office No 4, 67 Brink Street, Rustenburg on 11 March 2022 at 10:00 of the under mentioned property on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: Erf 912, Geelhoutpark Ext 4 township, Registration Division J Q North West Province

Measuring: 740 square metres;

Held by Deed of Transfer No T57745/2013

Situated at: 23 Willow Avenue, Geelhoutpark X 4, Rustenburg, North West Province

Improvements: (please note that nothing is guaranteed and/or no warranty is given in respect thereof)

main dwelling consisting of lounge, family room, dining room, kitchen, 3 bedrooms, 2 bathrooms, shower and 2 toilets, and outbuildings consisting of 2 carports, servant's room and bathroom/toilet. No warranty is given in respect thereof and are sold "voetstoots"

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.

2. A deposit of 10% of purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee), to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale.

3. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Rustenburg, Office Building, North Block, Office No 4, 67 Brink Street, Rustenburg. The office of the Sheriff Rustenburg will conduct the sale.

Registration as buyer is a pre-requisite subject to the conditions, inter alia;

a. Directive of the consumer protection act 68 of 2008 (<http://www.info.gov.za/view/downloadfileaction?id=99961>)

b. Fica-legislation - proof of identity and address particulars

c. Payment of a registration fee.

d. Registration Conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, Rustenburg at the above address.

Dated at Pretoria, 2022-02-01.

Attorneys for Plaintiff(s): RWL Inc., Block C, Equity Park, 257 Brooklyn Road, Pretoria. Telephone: (012)362-8990. Attorney Ref: R Theron/VAN004/F309557.

Case No: 356/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(NORTH WEST DIVISION, MAHIKENG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Execution Creditor) and ERASMUS ALBERTUS MANS (First Judgment Debtor) and SAN-DALEEN MANS (Second Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-14, 09:00, at the Sheriff's Office, 62 Ludorf Street, Brits, North West Province**

In pursuance of a judgment granted by this Honourable Court on 23 September 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without a reserve price by the Sheriff of the High Court, Brits at the Sheriff's Office, 62 Ludorf Street, Brits, North West Province on MONDAY, 14 MARCH 2022 at 9H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff of the Court, 62 Ludorf Street, Brits, North West Province (Tel: 086 122 7487) whom shall hold the sale and shall read out the Conditions of Sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property: Remaining Extent of Portion 31 (A Portion of Portion 7) of the Farm Mamagaliesskraal 420, Registration Division J.Q., Province of North West, measuring 4,5745 hectares, held by Deed of Transfer No. T113415/2003, also known as Portion 31 (A portion of portion 7) of the Farm Mamagaliesskraal 420, Brits, North West Province, subject to the conditions contained in the title deed.

IMPROVEMENTS: (not guaranteed): Demolished building.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions.

This sale is voetstoots and subject to the conditions of the existing title deeds.

The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof.

All bidders are required to pay R 20 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

Dated at CAPE TOWN, 2022-02-17.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M27856.

Case No: 1544/2021

Docex: 19, Pretoria

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: NEDBANK LIMITED PLAINTIFF (previously known as NEDCOR BANK LIMITED), Plaintiff and ELEMENTS CONSOLIDATED INVESTMENTS (PTY) LTD, FIRST DEFENDANT and MCGREGOR LOUIS SEEKO, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-07, 09:00, SHERIFF OF THE HIGH COURT BRITS at 62 LUDORF STREET, BRITS**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution will be sold with a reserve price of R1 000 000.00 by THE SHERIFF OF THE HIGH COURT BRITS at 62 LUDORF STREET, BRITS on 7th MARCH 2022 at 09h00, to the highest bidder. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT BRITS at 62 LUDORF STREET, BRITS and will also be read out by the Sheriff prior to the sale in execution. The



Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. PROPERTY: ERF 396 KOSMOS TOWNSHIP, REGISTRATION DIVISION: J.Q., LOCAL AUTHORITY: MADIBENG LOCAL MUNICIPALITY, PROVINCE OF NORTH WEST MEASURING: 822 (EIGHT TWO TWO) SQUARE METERS HELD UNDER DEED OF TRANSFER NUMBER: T89466/2008 PROPERTY ZONED: RESIDENTIAL ALSO KNOWN AS: 109 BOSMAN BEYERS STREET, KOSMOS, HARTBEESPOORT (ERF 396 KOSMOS). IMPROVEMENTS: 4 BEDROOMS, LOUNGE, DINING ROOM, KITCHEN, 3 BATHROOMS, 2 SHOWERS, 3 TOILETS, SWIMMING POOL, OUTSIDE: BATHROOM, TOILET, STORE ROOM AND BOAT HOUSE. (NOT GUARANTEED). a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee of R20,000.00 prior to the commencement of the auction in order to obtain a buyer's card. d) Registration conditions Advertising costs at current publication rates and sale costs according to court rules, apply. Purchaser shall pay the sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions, clause 4 of the Conditions of Sale. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price..

Dated at

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 01217. Attorney Ref: GROENEWALD/LL/3223.

**Case No: 83285/2019**

**Docex: DOCEX 120, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and GLADWIN TSHEPHO RAMANTSO (ID NUMBER: 831219 5806 089) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2022-03-09, 10:00, 19 POLLOCK STREET, RANDFONTEIN**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R415 000.00, will be held by the Sheriff, RANDFONTEIN, at 19 POLLOCK STREET, RANDFONTEIN on WEDNESDAY the 9th MARCH 2022 at 10H00 of the undermentioned property of the Judgment Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff, RANDFONTEIN during office hours: PORTION 2 OF ERF 145 ROBIN PARK TOWNSHIP, REGISTRATION DIVISION: I.Q. GAUTENG PROVINCE, MEASURING: 260 (TWO HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER T12142/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: RANDFONTEIN. ALSO KNOWN AS: 7B THE GREEN STREET, ROBIN PARK, RANDFONTEIN, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are NOT GUARANTEED. A dwelling consisting of: 2 bedrooms, 1 bathroom, 1 kitchen, 1 lounge, 1 garage. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) All bidders are required to pay R5 000.00; Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession of date of transfer. Inspect conditions at THE SHERIFF RANDFONTEIN'S OFFICE, 19 POLLOCK STREET, RANDFONTEIN. TELEPHONE NUMBER: (076 457 5411).

Dated at PRETORIA, 2022-02-16.



Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: 012 365 1887. Attorney Ref: M JONKER/AM/DH39452.

**Case No: 52646/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06),  
Plaintiff and Moraba Julia Sebola (Identity Number: 780726 0752 08 5), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-03-10, 09:00, Sheriff of the High Court Sheriff Pretoria South West at Azania Building, Cnr Iscor Avenue & Iron Terrace, West Park**

In pursuance of a judgment and warrant granted on 28 November 2019 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 10 March 2022 at 09:00 by the Sheriff of the High Court Sheriff Pretoria South West at Azania Building, Cnr Iscor Avenue & Iron Terrace, West Park, to the highest bidder:- CERTAIN: A Unit consisting of - a) Section No.36 as shown and more fully described on Sectional Plan No. SS989/2014, in the scheme known as WESTWOOD MANOR in respect of the land and building or buildings situate at ERF 1869 ANDEON EXTENSION 27 TOWNSHIP, LOCAL AUTHORITY - CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 77 (Seventy Seven) square metres in extent; and b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NO. ST29473/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. SITUATED: 593 FRED MESSENGER AVENUE, 36 WESTWOOD MANOR CLOSE, ANDEON EXTENSION 27 MAGISTERIAL DISTRICT: EKURHULENI NORTH. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, OTHER: WALLS (EXTERIOR): PLASTER/ BRICK, WALLS (INTERIOR): PLASTER, ROOF: TILES. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 18 February 2021 and prepared by a Professional Associated Valuer: Brian Leslie Butler and a Candidate Valuer: Ntwanano Hlekane. Access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the DEFENDANT, MORABA JULIAH SEBOLA (IDENTITY NUMBER: 780726 0752 08 5), under her name under Deed of Transfer No. T29473/2015. The full conditions may be inspected at the offices of the Sheriff of the High Court Sheriff Pretoria South West at Azania Building, Corner Iscor Avenue & Iron Terrace, West Park. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, FIRST FLOOR, SILVER WELL RETAIL AND OFFICE PARK, 27 GRAHAM ROAD, SILVER LAKES, PRETORIA. PO BOX 2766, PRETORIA, 0001. TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: evschalkwyk@lgr.co.za. REF. EVS/ELZANNE JACOBS/IB001120, C/O ALANT, GELL & MARTIN INCORPORATED, BLOCK E, GLENFIELD OFFICE PARK, 361 OBERON AVENUE, FAERIE GLEN, PRETORIA. POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042. TEL: (012) 492 5617. FAX: 086 664 1624.

Dated at Pretoria, 2022-02-09.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, Tel 012 4925617. Telephone: (012) 817-4707. Fax: 0865016399. Attorney Ref: EVS/EJ/IB001120.

Case No: 92133/2019

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06),  
Plaintiff and PIETER ADRIAAN PRETORIUS (Identity Number: 560627 5009 08 1), Defendant**

## NOTICE OF SALE IN EXECUTION

**2022-03-09, 09:00, Sheriff of the High Court, Sheriff Palm Ridge situated at 39A Louis Trichardt Street,  
Alberton North**

In pursuance of a judgment and warrant granted on 16 August 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 9 March 2022 at 09:00 by the Sheriff of the High Court, Sheriff Palm Ridge at 39A Louis Trichardt Street, Alberton North to the highest bidder subject to a reserve price of R 1 100 000.00:- CERTAIN: ERF 52 RACEVIEW TOWNSHIP, SITUATED: 8 RHANLEIGH STREET, RACEVIEW, ALBERTON, 1449, MAGISTERIAL DISTRICT: EKURHULENI CENTRAL, REGISTRATION DIVISION: I.R, THE PROVINCE OF GAUTENG, MEASURING: 1021 (ONE THOUSAND AND TWENTY ONE) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: SINGLE STOREY - FREESTANDING, WALLS: BRICK, ROOF: TILE, FLOORS: TILES, 1 X LOUNGE, 1 X DINING ROOM, 1 X LAUNDRY ROOM, 2 X BATHROOMS, 3 X BEDROOMS, 1 X KITCHEN, 2 X TOILETS, OUTBUILDING: SINGLE STOREY - FREESTANDING, WALLS: BRICK, ROOF: TILE, FLOORS: CONCRETE, 1 X TOILET, OTHER: BOUNDARY: FENCED - CONCRETE PAVING. (The afore going inventory is borne out by an Improvement Report in respect of the property dated 16 November 2021 and compiled by Deputy Sheriff: D.V. Heyns. The Deputy Sheriff gained access to the property when the inventory was compiled; the accuracy thereof can however not be guaranteed.) HELD by the DEFENDANT, PIETER ADRIAAN PRETORIUS (IDENTITY NUMBER: 560627 5009 08 1) under his name under Deed of Transfer No. T11776/1981. Take further note that: 1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as Amended, in pursuance of and order granted against the Defendant/Execution Debtor for money owing to the Plaintiff/Execution Creditor. 2. The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy. 3. Advertising costs at current publication rates and sale costs according to Court rules, apply. 4. Registration as a buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008, ([URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)) 5. Rules of the auction and Conditions of Sale may be inspected at the Sheriff's Office, Sheriff Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction. 6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. 7. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 8. The purchaser shall pay the Sheriff a deposit of 10 per cent (10%) of the purchase price in cash or by bank guaranteed cheque or EFT on the day of the sale. 9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale. 10. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the Conditions of Sale, and should the property be sold below the reserve price, then on confirmation by the Court. 11. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1%. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, FIRST FLOOR, SILVER WELL RETAIL AND OFFICE PARK, 27 GRAHAM ROAD SILVER LAKES, PRETORIA. PO BOX 2766, PRETORIA, 0001. TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: [evschalkwyk@lgr.co.za](mailto:evschalkwyk@lgr.co.za). REF. EVS/ELZANNE JACOBS/IB001634, C/O ALANT, GELL & MARTIN INCORPORATED, BLOCK E GLENFIELD OFFICE PARK, 361 OBERON AVENUE, FAERIE GLEN, PRETORIA. POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042. TEL: (012) 492 5617, FAX: 086 664 1624

Dated at Pretoria, 2022-02-09.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O ALANT, GELL & MARTIN INC. Block E, Glenfield Office Park, 361 Oberon Ave, Faerie Glen, Pretoria. TEL: (012) 492 5617, FAX: 086 664 1624. Telephone: (012)817-4707. Fax: 0865016399. Attorney Ref: E Van Schalkwyk / EJ / IB001634.

**Case No: 85647/2015**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: ABSA BANK LTD, PLAINTIFF and CATHERINE LEAHY, ID 571024 0109 081,  
DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-15, 10:00, SHERIFF OFFICE OF JOHANNESBURG SOUTH AT SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R600 000.00 will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG SOUTH on the 15th day of MARCH 2022 at 10H00 at THE SHERIFF OFFICE OF JOHANNESBURG SOUTH AT SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT JOHANNESBURG SOUTH, AT SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW : PORTION 12 OF ERF 973 ROSETTENVILLE EXTENSION TOWNSHIP REGISTRATION DIVISION I.R, GAUTENG PROVINCE MEASURING: 564 (FIVE SIX FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T29278/2003 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 2D LANG STREET, ROSETTENVILLE EXTENSION Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 (refundable) Eft for immovable property; d) All conditions applicable to registration; The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: HOUSE CONSISTING OF: Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom and a Single Garage. Servant Quarters: Bedroom and Bathroom. (SGD) C.J VAN WYK HACK STUPEL & ROSS ATTORNEYS FOR PLAINTIFF 2ND FLOOR, STANDARD BANK CHAMBERS CHURCH SQUARE, PRETORIA C. VAN WYK/Mandi/DA3528 TEL. 012 325 4185 / 9.

Dated at PRETORIA, 2022-01-25.

Attorneys for Plaintiff(s): HACK, STUPEL & ROSS ATTORNEYS, 2ND FLOOR, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185/9. Attorney Ref: VAN WYK/Mandi/DA3528.

**Case No: D2708/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
(KwaZulu-Natal Local Division: Durban)

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Maqhawe Gift Sikobi, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-10, 11:00, 37 Union Street, Empangeni**

A Sale In Execution of the undermentioned property, subject to a reserve price of R 480 000.00, is to be held by the Acting Sheriff Lower Umfolozi at the Sheriff's Office, 37 Union Street, Empangeni on Thursday, 10 March 2022 at 11h00. Full conditions of sale can be inspected at the Acting Sheriff Lower Umfolozi, 37 Union Street, Empangeni and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 16 as shown and more fully described on Sectional Plan No. SS632/2008 in the scheme known as La Panorama in respect of the land and building or buildings situated at Empangeni, in the Umhlathuze Municipal Area, of which section of the floor are, according to the said sectional plan is 92 (ninety two) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST1815254 and subject to such conditions as set out in the aforementioned deeds. Also known as Section 16 La Panorama, cnr of Loftheim and Turnbull Street, Empangeni. Magisterial District: King Cetshwayo Magisterial District. Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, toilet, lounge dining room, kitchen and a garage. Zoned: Residential. Take further notice that: 1. The sale is conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant on 19 April 2021, for money owing to the Plaintiff. 2. The Rules of the auction are available 24 hours before the auction at the office of the Acting Sheriff Lower Umfolozi, 37 Union Street, Empangeni. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/>

Download FileAction?id=99961) b) FICA - legislation i.r.o. proof of identity and residential address and other - List of all FICA requirements available at the Sheriff's Office or website: [www.sheremp.co.za](http://www.sheremp.co.za) (under legal). 4. The sale will be conducted by the Acting Sheriff lower Umfolozi, Mrs Y.S. Martin or her representative. 5. Payment of a Registration deposit of R 10 000.00 in cash or EFT is required (evidence of payment to be produced prior to sale). 6. Special Conditions of Sale available for viewing at the Sheriff's Office, 37 Union Street, Empangeni during office hours or [www.sheremp.co.za](http://www.sheremp.co.za) (under legal). 7. Advertising costs at current publication rates and sale costs according to court rules, apply. 8. Strict Covid-19 rules apply.

Dated at Pretoria, 2022-02-16.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6672.

**Case No: 66030/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Colin Wayne Urquhart, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-14, 09:00, 62 Ludorf Street, Brits**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Brits at the Sheriff's Offices, 62 Ludorf Street, Brits on Monday, 14 March 2022 at 09h00. Full conditions of sale can be inspected at the Sheriff Brits, 62 Ludorf Street, Brits who can be contacted on 086 122 7487 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 281 Bushveld View Estate Ext 6 Township. Registration Division: JQ North West Province. Measuring: 1 148 square metres. Deed of Transfer: T9848/2008. Also known as: Stand 281 Bushveld View Estate Ext 6, North West. Magisterial District: Madibeng. Improvements: Vacant Stand. Zoned: Residential. Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions.

Dated at Pretoria, 2022-02-16.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012) 342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6514.

**Case No: 59905/2020**

**Docex: DX 136, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and NONHLANHLA HEAVYGIRL MEMELA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-09, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In terms of a judgement granted on 25 MAY 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 9 MARCH 2022 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH, to the highest bidder, SUBJECT TO A RESERVE IN THE AMOUNT OF R396 000.00 (THREE HUNDRED AND NINETY SIX THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 1576 LIKOLE EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 308 (THREE HUNDRED AND EIGHT) square metres HELD BY DEED OF TRANSFER T52838/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 1576 Likole

Street, Likole Extension 1 IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x WC OUTBUILDING : 1 x Garage, 1 x WC, 1 x Store The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : ALBERTON (a) TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) All bidders are required to pay R15000,00 (refundable) registration fee. (d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2022-02-14.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F66590 / TH.

**Case No: 14872/2021**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTSTRAND BANK LTD, PLAINTIFF and TSHIFHIWA MUHALI, ID 870923 1021 088,  
DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-15, 11:00, SHERIFF OF THE HIGH COURT RANDBURG WEST**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R600 000.00 will be held by the SHERIFF OF THE HIGH COURT RANDBURG WEST on the 15th day of MARCH 2022 at 11H00 at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND: PORTION 204 OF ERF 19 TIRONG TOWNSHIP REGISTRATION DIVISION I.Q, GAUTENG PROVINCE MEASURING: 270 (TWO SEVEN ZERO) SQUARE METRES HELD BY DEED OF TRANSFER NO. T66548/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 19 SPESBONA STREET, TIRONG, RANDBURG Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 Eft (refundable) for immovable property; d) All conditions applicable to registration; The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: HOUSE CONSISTING OF: Lounge, Kitchen, 2 Bedrooms, Bathroom and Separate Toilet. (SGD) C.J VAN WYK HACK STUPEL & ROSS ATTORNEYS FOR PLAINTIFF 2ND FLOOR, STANDARD BANK CHAMBERS CHURCH SQUARE, PRETORIA C. VAN WYK/Mandi/SA3066 TEL. 012 325 4185 / 9.

Dated at PRETORIA, 2022-01-25.

Attorneys for Plaintiff(s): HACK, STUPEL & ROSS ATTORNEYS, 2ND FLOOR, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185/9. Attorney Ref: VAN WYK/Mandi/SA3066.



Case No: 32158/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Execution Creditor/Plaintiff and SAM MFENI MLANGENI 1st Execution Debtor/Defendant (Id No: 681013 5509 087) and NOMASANTO SARAH MLANGENI 2nd Execution Debtor/Defendant (Id No: 741013 0389 087)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-17, 09:30, SHERIFF HEIDELBERG at 40 UECKERMANN STREET, HEIDELBERG**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 31st MARCH 2021 in terms of which the following property will be sold in execution on 17th MARCH 2022 at 09h30 by the HEIDELBERG at 40 UECKERMANN STREET, HEIDELBERG to the highest bidder with reserve of R200 000.00: ERF 3213 HEIDELBERG EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 435 (FOUR HUNDRED AND THIRTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T25159/2012. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Also known as: 19 CHENAB STREET, SHALIMAR RIDGE, HEIDELBERG EXTENSION 16. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, 1XBATHROOM, SEPARATE TOILET, LOUNGE, KITCHEN, CARPORT (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF HEIDELBERG. The office of the Sheriff for HEIDELBERG will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R1 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, HEIDELBERG at 40 UECKERMANN STREET, HEIDELBERG.

Dated at SANDTON, 2022-01-12.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: A De La HUNT/NK/S1663/8136.

Case No: 6810/2010  
Docex: DOCEX 125, JHB

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Bank Limited, Plaintiff and Madala Sam Choli, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-08, 10:00, The Old Absa Building, Ground Floor, Cnr. Human & Kruger Street, Krugersdorp**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 19 APRIL 2010 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of KRUGERSDORP on 08 MARCH 2022 at 10:00 at THE OLD ABSA BUILDING, GROUND FLOOR, CNR. HUMAN & KRUGER STREET, KRUGERSDORP, to the highest bidder with a reserve price of R412,000.00:

CERTAIN: PORTION 67 OF ERF 1937 KRUGERSDORP EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG;



MEASURING: 281 (TWO HUNDRED AND EIGHTY ONE) SQUARE METRES;

HELD: Under Deed of Transfer T14007/2008;

SITUATE AT: 67 ELEADAH, MAIN REEF ROAD, KRUGERSDORP EXT 2;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property consists of: Lounge, Kitchen, 2 x Bathrooms, 3 x Bedrooms and 2 x Carports (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF KRUGERSDORP, THE OLD ABSA BUILDING, GROUND FLOOR, CNR. HUMAN & KRUGER STREET, KRUGERSDORP. The SHERIFF KRUGERSDORP will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

B) FICA - legislation i.r.o. proof of identity and address particulars.

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF KRUGERSDORP, SHERIFF KRUGERSDORP, THE OLD ABSA BUILDING, GROUND FLOOR, CNR. HUMAN & KRUGER STREET, KRUGERSDORP, during normal office hours Monday to Friday, Tel: 011 953 4071, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/SJ/MAT22642)..

Dated at JOHANNESBURG, 2022-01-17.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/sj/Mat22642.

**Case No: 18469/2013**  
**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)

**In the matter between: Absa Bank Limited, Applicant and The Trustees for the time being of EL Magnata Heritage Trust, 1st Defendant, Domingos Venancio, 2nd Defendant, Guilherme Quilombo Jose, 3rd Defendant, Domingos Venancio N.O., 4th Defendant, Guilherme Quilombo Jose N.O., 5th Respondent**

NOTICE OF SALE IN EXECUTION

**2022-03-09, 09:00, 39A Louis Trichardt Street, Alberton North**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 01 JULY 2013 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of PALM RIDGE on 09 MARCH 2022 at 9:00 at 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, to the highest bidder without reserve:

CERTAIN: PORTION 34 OF ERF 2207 MEYERSDAL EXTENSION 11 TOWNSHIP. REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 570 (FIVE HUNDRED AND SEVENTY) SQUARE METRES;

HELD: Under Deed of Transfer T53837/2008;

SITUATE AT: 34 MEYERSDAL RIDGE ESTATE, CLAIRETTE STREET, MEYERSDAL EXTENSION 11;  
ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property consists of: Entrance Hall, Lounge, Dining room, Study, Kitchen, Scullery, 4 x Bedrooms, 4 x Bathrooms and 1 x Separate Toilet, Covered Patio; Outbuilding: 1 x Bedroom, 1 x Bathroom and Double Garage (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in of condition. Should the purchaser receive possessions of the property, the purchaser shall be liable for occupational rent at the rate of 6.85%.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARD STREET, ALBERTON NORTH. The SHERIFF PALM RIDGE, MR IAN BURTON or his deputy will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

B) FICA - legislation i.r.o. proof of identity and address particulars.

C) Payment of a Registration Fee of R15 000.00 (refundable) prior to the commencement of the auction in order to obtain a buyers card.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARD STREET, ALBERTON NORTH, during normal office hours Monday to Friday, Tel: 011 907 1040, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/SJ/MAT13588).

Dated at JOHANNESBURG, 2022-01-17.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/sj/Mat13588.

**Case No: 30293/2021**

**Docex: 351**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and MAALE ALDOLPHIA MASETE (IDENTITY NUMBER: 891001 0684 08 4), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-03-10, 09:00, Sheriff of the High Court Pretoria South West situated at Azania Building, Corner Iscor Avenue & Iron Terrace, West Park**

In pursuance of a judgment and warrant granted on 5 November 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 10 March 2022 at 09:00 by the Sheriff of the High Court Pretoria South West at Azania Building, Corner Iscor Avenue & Iron Terrace, West Park to the highest bidder:-Certain: Erf 2614 Andeon Extension 43 Township; Situated: Stand 2614, Andeon Extension 43, 0183; Magisterial District: J.R., The Province Of Gauteng; Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: Dwelling Consists Of: Residential 1 X Lounge; 1 X Kitchen; 2 X

Bedrooms; 1 X Bathroom. HELD by the DEFENDANT, MAALE ALDOLPHIA MASETE (IDENTITY NUMBER: 891001 0684 08 4), under her name under Deed of Transfer No. T9444/2020. The full conditions may be inspected at the offices of the Sheriff of the High Court Pretoria South West at Cnr Iscor Avenue & No. 1 Iron Terrace, West Park, Pretoria West, 0183. Attorney For Plaintiff, Lgr Incorporated, First Floor, Silver Well Retail And Office Park, 27 Graham Road, Silver Lakes, Pretoria, Po Box 2766, Pretoria, 0001, Tel: (012) 817 4765, Fax: 086 697 7980. E-Mail: Srossouw@Lgr.Co.Za, Ref. Sr/Zanelle Schutte/lc000302, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, Postnet Suite 255, Private Bag X20009, Garsfontein, 0042, Tel: (012) 492 5617, Fax: 086 664 1624

Dated at Pretoria, 2022-02-07.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012)817-4765. Fax: 086 697 7980. Attorney Ref: S Rossouw/AM/IC000302.

**Case No: 24838/2013**  
**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)

**In the matter between: Absa Bank Limited, Plaintiff and Dumisani Johannes Ngwenya, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-09, 09:00, 39A Louis Trichardt Street, Alberton North**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 07 OCTOBER 2013 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of PALM RIDGE on 09 MARCH 2022 at 9:00 at 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, to the highest bidder with a reserve price of R613,000.00:

CERTAIN: ERF 687 SPRUIT VIEW EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG;

MEASURING: 600 (SIX HUNDRED) SQUARE METRES;

HELD: Under Deed of Transfer T3303/2004;

SITUATE AT: STAND 687, DR MGIBA AVENUE, SPRUITVIEW EXT 1;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property consists of: Entrance Hall, Lounge, Dining room, Study, Kitchen, 4 x Bedrooms, 2 x Bathrooms, 1 x Separate Toilet and Double Garage (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in of condition. Should the purchaser receive possessions of the property, the purchaser shall be liable for occupational rent at the rate of 7.00%.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. The SHERIFF PALM RIDGE, MR IAN BURTON or his deputy will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

(URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961)

B) FICA - legislation i.r.o. proof of identity and address particulars.

C) Payment of a Registration Fee of R15 000.00 (refundable) prior to the commencement of the auction in order to obtain a buyers card.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, during normal office hours Monday to Friday, Tel: 011 907 1040, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/SJ/MAT8106)

Dated at JOHANNESBURG, 2022-01-17.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/sj/Mat8106.

**Case No: 22017/2013**  
**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)

**In the matter between: Absa Bank Limited, Plaintiff and Unit 57 Tudor Rose Lodge CC, 1st Defendant and Ipetla Tumelo Moatshe, 2nd Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-03-15, 11:00, 24 Rhodes Street, Kensington B, Randburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 01 AUGUST 2013 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of SANDTON NORTH on 15 MARCH 2022 at 11:00 at 24 RHODES STREET, KENSINGTON B, RANDBURG, to the highest bidder without reserve:

CERTAIN: SECTION NO. 57 as shown and more fully described on Sectional Plan no. SS627/1996 in the scheme known as TUDOR ROSE LODGE in respect of the land and building or buildings situate at SUNNINGHILL EXTENSION 76 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 91 (ninety one) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan,

HELD: Under Deed of Transfer ST42391/1997;

SITUATE AT: 57 TUDOR ROSE LODGE, TANA ROAD, SUNNINGHILL EXT 76;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property consists of: 1 x Dining, Living room, Kitchen, 3 x Bedrooms and 2 x Bathrooms (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG. The SHERIFF SANDTON NORTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

B) FICA - legislation i.r.o. proof of identity and address particulars.

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG, during normal office hours Monday to Friday, Tel: 086 613 0853, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/SJ/MAT14581).

Dated at JOHANNESBURG, 2022-01-24.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/sj/Mat14581.

**Case No: 2016/2576**  
**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)

**In the matter between: Absa Bank Limited, Plaintiff and Gordon Douglas Stuart N.O., in his capacity as trustee for the time being of Siyonda Capital Trust (Reg No: IT4993/2004), 1st Defendant, Nhlamulo Ndlhela N.O., in his capacity as trustee for the time being of Siyonda Capital Trust (Reg No: IT4993/2004), 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-15, 11:00, 24 Rhodes Street, Kensington B, Randburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 29 AUGUST 2016 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of SANDTON NORTH on 15 MARCH 2022 at 11:00 at 24 RHODES STREET, KENSINGTON B, RANDBURG, to the highest bidder without reserve:

CERTAIN: SECTION NO. 6 as shown and more fully described on Sectional Plan no. SS615/2001 in the scheme known as MONTELCINO in respect of the land and building or buildings situate at BRYANSTON TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 235 (two hundred and thirty five) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan,

HELD: Under Deed of Transfer ST67978/2012;

SITUATE AT: UNIT 6 (DOOR 5), MONTELCINO, 20 STRATTON AVENUE, BRYANSTON;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property consists of: Entrance Hall, Lounge, Dining room, Living room, Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Separate Toilet and 2 x Garages (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG. The SHERIFF SANDTON NORTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

B) FICA - legislation i.r.o. proof of identity and address particulars.

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG, during normal office hours



Monday to Friday, Tel: 011 326 3170, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/SJ/MAT22789).

Dated at JOHANNESBURG, 2022-01-24.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/sj/Mat22789.

**Case No: 2019/35048**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and SHIABNE MUHAMMAD, Defendant**

**SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-10, 10:00, SHERIFF OF THE HIGH COURT JOHANNESBURG EAST, 69 JUTA STREET, BRAAMFONTEIN**

IN PURSUANCE OF A JUDGMENT in the above Honourable Court dated 16 November 2020 and a warrant of execution issued thereafter, the immovable property listed hereunder will be sold in execution on Thursday, 10 March 2022 at 10h00 by the Sheriff Johannesburg East at the Auction Mart of the Sheriff, 69 JUTA STREET, BRAAMFONTEIN, to the highest bidder with a reserve price of R1 861 345.58: CERTAIN PROPERTIES: ERF 5570 KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T36622/2018 & T21261/2002; ERF 5571 KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T36622/2018 & T21261/2002; ERF 5572 KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T36622/2018 & T21261/2002; 5573 KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T36622/2018 & T21261/2002. PHYSICAL ADDRESS: The properties are situated at Number 93, Nottingham Road, Kensington, Johannesburg. MAGISTRATE DISTRICT: Johannesburg East. PROPERTY DESCRIPTION (NOT GUARANTEED): The immovable property is registered in the name of Shiabne Muhammad. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed, in the event of the information not being correct: MAIN BUILDING: SINGLE STOREY RESIDENTIAL DWELLING; PLASTERED AND PAINTED BRICK WALLS; STEEL FRAMED CORRUGATED IRON ROOF; ENTRANCE FOYER; OPEN PLAN LOUNGE; DINING ROOM; TV ROOM; LARGE KITCHEN; THREE EN-SUITE BEDROOMS; TWO DOUBLE GARAGES. KITCHEN BACK DOOR WITH ACCESS TO BACK GARDEN. OUTBUILDING/S: FREE STANDING SINGLE STOREY COTTAGE: COMPRISING OF OPEN PLAN LOUNGE; TWO BEDROOMS; KITCHEN; ONE BATHROOM. OUTBUILDING COMPRISING OF STAFFROOM AND ONE BATHROOM. BEDSITTER COTTAGE: COMPRISING OF OPEN PLAN LOUNGE; KITCHENETTE; ONE BEDROOM; ONE BATHROOM. THATCHED ROOF ENTERTAINMENT AREA; SWIMMING POOL; TENNIS COURT. The arrear rates and taxes as at 11 January 2022 and 9 February 2022 hereof are R97 553.26. CONSUMER PROTECTION ACT 68 OF 2008: THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". TERMS: Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>); (b) Fica-Legislation - Proof of identity and address particulars; (c) Payment of a registration fee; (d) Registration conditions. CONDITIONS OF SALE: The full conditions of sale may be inspected at the offices of the Sheriff Johannesburg - 69 JUTA STREET, BRAAMFONTEIN, and at the office of Jason Michael Smith Inc Attorneys, situated at Suite 1, 26 Baker Street, Rosebank, Johannesburg, South Africa, Tel: 011 447 8188; Ref: K. Burg - MAT4898.

Dated at JOHANNESBURG, 2022-02-16.

Attorneys for Plaintiff(s): JASON MICHAEL SMITH INCORPORATED ATTORNEYS, SUITE 1, 26 BAKER STREET, ROSEBANK, JOHANNESBURG. Telephone: 011 447 8188. Fax: 086 563 6567. Attorney Ref: K. Burg - MAT4898.



**Case No: 2019/28035****Docex: Docex 55 Randburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Firststrand Bank Limited, Plaintiff and Mulaudzi, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-17, 10:00, Sheriff's Office Tembisa, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park**

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 17 March 2022 at 10H00 at Sheriff's Office Tembisa, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Portion 1 of Erf 1837 Terenure Extension 55 Township, Registration Division I.R., Province of Gauteng, measuring 339 (three hundred and thirty nine) square metres; Held by the judgment debtor under Deed of Transfer T93708/2004; Physical address: Rustig Avenue, 1 Woodpecker Village, Terenure Extension 55, Kempton Park, Gauteng. The following information is furnished, though in this regard nothing is guaranteed:

Improvements: 1 x lounge, 1 x family room, 1 x dining room, 1 x kitchen, 1 x scullery, 3 x bedrooms, 2 x bathrooms, 2 x showers, 2 x WC, 2 x out garage, 1 x open balcony.

Terms: The sale is with reserve price of R1,100,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.

Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at Tembisa, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park.

Dated at Hydepark, 2022-01-07.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, 1st Floor Block 1, Albury Office Park, Corner Albury Road and Jan Smuts Avenue, Hydepark. Telephone: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bw/FF002506.

**Case No: 2021/21049****Docex: Docex 55 Randburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Firststrand Bank Limited, Plaintiff and Mponwa, Hiseksni Emmanuel, First Defendant, Baloyi, Saleleni Selina, Second Defendant and Baloyi, Kulani Real, Third Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-17, 10:00, Sheriff Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park**

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 17 March 2022 at 10H00 at Sheriff's Office Tembisa, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 1009 Birchleigh North Extension 1 Township, Registration Division I.R., Province of Gauteng, measuring 991 (nine hundred and ninety one) square metres; Held by the judgment debtor under Deed of Transfer T54174/2018; Physical address: 445 Pongolarivier Drive, Birchleigh North Ext 1, Kempton Park, Gauteng. The following information is furnished, though in this regard nothing is guaranteed:

Improvements: 1 x entrance hall, 1 x lounge, 1 x family room, 1 x dining room, 1 x kitchen, 3 x bedrooms, 2 x bathrooms, 2 x showers, 2 x WC, 2 x out garage, 2 x carports, 1 x servants, 2 x bathroom/WC.

Terms: The sale is with reserve price of R863,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.

Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations). The Conditions of Sale may be inspected at the Sheriff's Office Tembisa, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park.

Dated at Hydepark, 2022-02-02.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, 1st Floor Block 1, Albury Office Park, Corner Albury Road and Jan Smuts Avenue, Hydepark. Telephone: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bw/FF003936.

**Case No: 10434/2018**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of S A Limited (1962/000738/06), Plaintiff and Steven Andrew van der Walt, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-17, 10:00, Sheriff Vereeniging, 91B General Hertzog Street, Three Rivers, Vereeniging**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order Dated 25 September 2019, at the office of the Sheriff Vereeniging at, 91B General Hertzog Street, Three Rivers, Vereeniging on 17 March 2022 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of The Sheriff Vereeniging, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Holding 388 Walker's Fruit Farms Agricultural Holdings Extension 1,

Registration Division: I.Q., The Province of Gauteng, In extent 6,7745 Hectares, Held by Deed of Transfer no. T 12202/2011

Street Address: Holding 388 Walker's Fruit Farms Agricultural Holdings Extension 1, also known as 388 Plantation Road, Walker's Fruit Farms Agricultural Holdings Extension 1, Vereeniging, Gauteng Province

Zone: Agricultural

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of: : 4 x bedrooms, kitchen, lounge, dining room, 2 x bathrooms, 2 x toilets, 2 x garages with carport, workshop. Take note of the following requirements for all prospective buyers: 1. As required by the specific Sheriff, a refundable registration fee is payable on date of Auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at Pretoria, 2022-02-18.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9768.

**Case No: 83437/2018**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06) Plaintiff and Griffiths Maduna, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-18, 10:00, Sheriff Westonaria, 50 Edward Avenue, Westonaria**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, by Court Order dated 19 June 2019, at the office of the Sheriff Westonaria, at 50 Edwards Avenue, Westonaria on 18 March 2022 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of

the Sheriff Westonia, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 22888 Protea Glen Extension 26 Township, Registration, Division: I.Q., The Province of Gauteng, Measuring: 420 Square Metres, Held by Deed of

Transfer No. T 22066/2012

Street Address: Erf 22888 Protea Glen Extension 26 Township, Gauteng Province.

Zone: Residential

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of: lounge, kitchen, 3 x bedrooms, shower with toilet, 1 x bathroom, double garage

Registration as buyer is a pre-requisite subject to conditions: inter alia:

(a) Directive of the consumer protection Act 68 of 2008

(URL: <http://www.infp.gov.za/view/DownloadfileAction?id=99961>)

1. As required by the specific Sheriff, a refundable registration fee of R50 000.00 is payable prior to the commencement of the auction in order to obtain a buyers card. 2. The Sale in Execution is conducted in accordance with the consumer protection Act 68 of 2008 as amended, in pursuant of a Judgement Granted against the Defendant of money owing to the Plaintiff. 3. All Bidders must be FICA complaint: 3.1 Copy of Identity Document. 3.2 Proof of residential address. The auction will be conducted by the Acting Sheriff, Mr M T Mangaba

Dated at Pretoria, 2022-02-18.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9742.

**Case No: 64914/2019**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and Xoliswa Sifiso Desiree Mpati, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-15, 11:00, Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price of R560 000.00 as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 29 January 2021 at the sale premises of the Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand on 15 March 2022 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Randburg West at same address as above and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: (a) Section no. 7 as shown and more fully described on Sectional Plan No. SS 508/1998 in the scheme known as Crawford Manor in respect of the land and building or buildings situate at Douglasdale Extension 99 Township, City of Johannesburg Municipality, of which the floor area, according to the said Sectional Plan is 56 square metres in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. Held by Deed of Transfer ST70844/2008

Street address: Section No. 7 Crawford Manor situate at Douglasdale Township, also

Known as No 7 Crawford Manor, 57 Crawford Drive, Douglasdale Extension 99, Douglasdale, Gauteng Province,

Zone: Residential

Nothing guaranteed in this regard:

Improvements: consists of Single story 2 bedrooms Unit

Take note of the following requirements for all prospective buyers: 1. As required by the sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at Pretoria, 2022-02-18.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9846.

**Case No: 8020/2017**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Limpopo Division, Polokwane)

**In the matter between: Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and Frederick Petrus Senekal, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-18, 09:00, Sheriff Thabazimbi, 10 Steenbok Street, Thabazimbi**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price of R1 000 000.00 as set by the High Court of South Africa, Limpopo Division, Polokwane, as per Court Order dated 28 November 2019 at the office of the Sheriff Thabazimbi, 10 Steenbok Street, Thabazimbi on 18 March 2022 at 9:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Thabazimbi, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Portion 191 (A Portion of Portion 141) of the Farm Doornhoek 318

Township, Registration Division: K.Q., The Province of Limpopo, Measuring 4,5907

Hectares, Held under Deed of Transfer no. T 6442/2012

Street Address Portion 191 (A Portion of Portion 141) of the Farm Doornhoek 318, Thabazimbi, Limpopo Province

Zone: Agricultural

Improvements:

Nothing guaranteed in this regard:

Dwelling consisting of: 4 x bedrooms, 3 x bathrooms, 1 x lounge, 1 x dining room, 1 x kitchen, 1 x family room, 1 x pantry, 2 x garages, 1 x store room

Take note of the following requirements for all prospective buyers: Registration as buyer is a pre-requisite subject to conditions, inter alia:

(a) Directive of the consumer protection Act 68 of 2008

(URL: <http://www.infp.gov.za/view/DownloadfileAction?id=99961>)

(b) FICA-LEGISLATION - Proof of identity and address particulars

(c) Payment of a registration fee of R 40 000.00 is required.

(d) Registration conditions to be completed before the auction

(e) Registration closes at 09h00 on the day of the auction

Dated at Pretoria, 2022-02-18.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9771.

Case No: 2020/11404

Docex: DOCEX 3

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION - JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and MEISSNER: MICHAEL (ID NO. 660126/5248 08 7), 1ST DEFENDANT and MEISSNER: SISSANNA CORNELIA (ID NO. 671218 0203 08 9), 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-10, 14:00, 10 PIERNEEF BOULEVARD, MEYERTON**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R1 065 717.00 will be held at the offices of the Sheriff MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON at 14:00 on 3 MARCH 2022 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: REMAINING EXTENT OF ERF 1299 HENLEY ON KLIP TOWNSHIP, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING : 7973 (SEVEN THOUSAND NINE HUNDRED SEVENTY THREE) SQUARE METRES, HELD BY: DEED OF TRANSFER NO.T40564/2021, SITUATED AT : 89 EATON ROAD, HENLEY ON KLIOP also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, dining room, 2 bathrooms, 4 bedrooms, kitchen and toilet. OUTBUILDING: family room, 4 bedrooms and garage. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Meyerton. The office of the Sheriff M K NAIDOO or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON..

Dated at GERMISTON, 2022-01-21.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 70 LAMBERT STREET, GERMISTON. Telephone: 011 776 3000. Fax: 011 873 0991. Attorney Ref: 108957/D GELDENHUYS / LM.

Case No: 34518/2020

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Eldana Priscila Mtshweni, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2022-03-09, 11:00, 99 - 8th Street, Springs**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Springs to the highest bidder subject to a reserve price of R410,000.00 and will be held at 99 - 8th Street, Springs on 09 March 2022 at 11:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 99 - 8th Street, Springs, prior to the sale.

Certain: Portion 22 of Erf 153 Pollak Park Ext 3 Township, Registration Division I.R., Province of Gauteng, being 17 Lotz Road, Pollak Park Ext 3, measuring: 421 (Four Hundred and Twenty One) Square Metres;

Held under Deed of Transfer No. T47368/2013

Situated in the Magisterial District of Ekurhuleni East.

The following information is furnished re the improvements, though in this respect nothing is guaranteed and no warranties are given in respect thereof. It is the buyers' responsibility to verify what is contained herein.

Main Building: Lounge, Bathroom, Master Bedroom, 1 Bedroom, Kitchen

Outside Buildings: None

Sundries: None

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

Dated at Hammond Pole Majola Inc., Boksburg, 2022-02-14.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc., c/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT440716/LEBO/MB. Attorney Acct: Hammond Pole Majola Inc., Boksburg.

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## PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS**

**ROOT-X AFRICA AUCTIONEERS CC  
CCS GLOBAL TRADING CC (IN LIQUIDATION)  
(Master's Reference: M688/2021)  
AUCTION NOTICE**

**2022-03-02, 13:00, PTN 9 OF THE FARM LOOPFONTEIN NO 298**

FARM WITH 2 LOG CABINS AND AMPLE WATER = 974,92 HA: 10% DEPOSIT PAYABLE AT THE FALL OF THE HAMMER.

526 ATTERBURY ROAD, MENLO PARK. Tel: 0123487777. Fax: 0123488121. Web: [www.rootx.co.za](http://www.rootx.co.za). Email: [dirk@rootx.co.za](mailto:dirk@rootx.co.za). Ref12815BF.

**BIDDERS CHOICE  
JJH SUPPLY & PROJECTS (PTY) LTD (IN LIQUIDATION)  
(Master's Reference: G1666/21)**

Online Auction: Industrial property, PVC pipe extrusion plant & cold roll roofing plant - Olifantsfontein, Gauteng  
**82022-03-08, 08:00, Online Auction ([www.bidderschoice.co.za](http://www.bidderschoice.co.za))**

Property (+-8529sqm): Offices, main building (+-1700sqm), Ground level: +-710sqm, Factory: Production floor (+-4520sqm), Storeroom (+-370sqm)

Online auction date: 8-16 March 2022

Address: 26 Axle Drive, Clayville Ext. 11

Viewing: By appointment

Movable assets: PVC Extrusion Pipe Manufacturing Plant & Cold Roll Roofing Plant (Corrugated & IBR), Curving /Crimping Machinery

Online auction date: 8-15 March 2022

Viewing: 14 March (9:00 - 15:00)

Terms and Conditions: Property: R20 000,00 refundable registration fee. FICA documents to register. 10% Deposit &

6% Buyers Commission plus VAT. Movables assets: R20 000 refundable registration fee. FICA documents to register. 10% Buyers comm plus VAT.

Franz - 083 630 5532, Cnr of Atterbury & Jollify Main Rd, Mooikloof Office Park West, Building 12, Pretoria. Tel: 0861 44 42 42. Fax: 0862 12 47 87. Web: [www.bidderschoice.co.za](http://www.bidderschoice.co.za). Email: [franz@bidderschoice.co.za](mailto:franz@bidderschoice.co.za). Ref: JJH Supply & Projects.

**VENDOR AUCTIONEERS  
VOVANI WATER PRODUCTS PTY LTD  
(Master's Reference: G744/21)**

**ONLINE LIQUIDATION AUCTION**

**2022-03-08, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA) \ PRETORIA**

VARIOUS TOOLS, PRESSURE VALVES, VESSELS & REVERSE OSMOSIS MEMBRANE ON AUCTION.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.venditoronline.co.za](http://www.venditoronline.co.za). Email: [monique@venditor.co.za](mailto:monique@venditor.co.za). Ref: L5090.

**WH AUCTIONEERS PROPERTIES PTY LTD  
PURUGLIA TRADING CC (IN LIQUIDATION)  
(Master's Reference: T0383/2018)**

**LIQUIDATION AUCTION | SECURE ESTATE | KAREN PARK, PRETORIA**

**2022-03-17, 11:00, ONLINE @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**

2 BEDROOM, 1 BATHROOM APARTMENT

INCLUDES 1 CARPORT

Unit 38 Size: 70m<sup>2</sup>

Auction Date: Thursday, 17 March 2022

Auction Time: 11H00

Auction Venue: Online @ [www.whauctions.com](http://www.whauctions.com)

Address: 90 1st Avenue Karenpark Extension 24 (Section 38 of Plan SS104/2007 known as Wonderpark Estate, Erf 886 Wonderpark)

Contact Person: Peter Skafidas • 083 226 7960 • [peters@wh.co.za](mailto:peters@wh.co.za)  
Virtual Walk Through: <https://youtu.be/wWeHfedCLEk>

Peter Skafidas , 578 16th Road, Randjespark, Midrand, South Africa. Tel: 083 226 7960. Web: [www.whauctions.com](http://www.whauctions.com). Email: [peters@wh.co.za](mailto:peters@wh.co.za). Ref: LIQUIDATION AUCTION | SECURE ESTATE | KAREN PARK, PRETORIA.

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**WH AUCTIONEERS PROPERTIES PTY LTD  
DULY INSTRUCTED BY THE APPOINTED EXECUTORS**

**(Master's Reference: - )**

DECEASED ESTATE AUCTION | 8 HEC SMALLHOLDING | RIETFontein / HARTIES

**2022-03-08, 11:00, ONLINE @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**

2 X 2 BED DWELLINGS AND OUTBUILDINGS

BOREHOLE AND GRAZING LANDS

VIEWS OF THE MAGALIESBERG MOUNTAINS

Erf Size: 7.99 HECTARES

Auction Date: Tuesday, 8 March 2022

Auction Time: 11h00

Auction Venue: Online @ [www.whauctions.com](http://www.whauctions.com)

Address: 119 Pretoria Road | RIETFontein, MADIBENG

Portion 119 of the Farm Rietfontein No. 485 Reg Div JQ North West

Contact Person: Mark Nossel • 074 154 0777 • [markn@wh.co.za](mailto:markn@wh.co.za)

Virtual Walk Through: <https://youtu.be/W4aBoMEGOgM>

Mark Nossel, 578 16th Road, Randjespark, Midrand, South Africa .Tel: 074 154 0777. Web: [www.whauctions.com](http://www.whauctions.com). Email: [markn@wh.co.za](mailto:markn@wh.co.za). Ref: DECEASED ESTATE AUCTION | 8 HEC SMALLHOLDING | RIETFontein / HARTIES.

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**VENDOR AUCTIONEERS  
ALLEZAND SHOPFITTING CC  
(Master's Reference: T2126/21)**

ONLINE LIQUIDATION AUCTION

**2022-03-08, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA) \ PRETORIA**

VARIOUS TOOLS ON AUCTION.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.venditoronline.co.za](http://www.venditoronline.co.za). Email: [monique@venditor.co.za](mailto:monique@venditor.co.za). Ref: L5127.

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**VENDOR AUCTIONEERS  
BRAND ALCHEMISTS PTY LTD  
(Master's Reference: T1001/20)**

ONLINE LIQUIDATION AUCTION

**2022-03-08, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA) \ PRETORIA**

VARIOUS TOOLS ON AUCTION.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.venditoronline.co.za](http://www.venditoronline.co.za). Email: [monique@venditor.co.za](mailto:monique@venditor.co.za). Ref: L5103.

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**VENDOR AUCTIONEERS  
PFC ENGINEERING PTY LTD  
(Master's Reference: T478/2020)**

ONLINE LIQUIDATION AUCTION

**2022-03-08, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA) \ PRETORIA**

VARIOUS TOOLS, MACHINERY & ELECTRONIC EQUIPMENT ON AUCTION.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.venditoronline.co.za](http://www.venditoronline.co.za). Email: [monique@venditor.co.za](mailto:monique@venditor.co.za). Ref: L5091.

**Van's Auctioneers**

**Estate late TJ Grobler and L Swanepoel in terms of a Court order under Case number: 35699/20 and Section 163 of The Tax Administration Act 28 of 2011**

**(Master's Reference: -)**

**± 5 HA HOLDING IN HEKPOORT, GAUTENG!! WITH EXCELLENT IMPROVEMENTS, ENTERTAINMENT HALLS, DAMS, WATER TREATMENT PLANT ETC AND QUALITY LOOSE ASSETS, TROPHIES, ETC**

**2022-03-08, 12:00, REMAINING EXTENT OF PORTION 354 OF THE FARM HEKPOORT 504, REGISTRATION DIVISION JQ GAUTENG, HEKPOORT, GAUTENG**

**LOT 1: PROPERTY**

Remainder of Ptn 354,  
of farm Hekpoort 504

Extent: 4,9967 ha

**IMPROVEMENTS:**

Double storey thatched roof dwelling

- Double garage & 2 store rooms
- Entrance hall & lounge
- Kitchen, laundry & scullery
- Large deck/loft area with office, entertainment area & gymnasium
- 2nd lounge & guest toilet
- 4 bedrooms all en-suite
- Courtyard
- Large entertainment hall with bar and outside ablution
- 2nd entertainment hall
- Water treatment plant
- Swimming pool & outside Jacuzzi
- Pump room with pump
- Large carport, 2nd double garage
- 4 dams with fish
- Animal cages
- Workers house

**LOT 2: LOOSE ASSETS AS ONE LOT**

Complete list on request:

Self expanding foam trailer, leopard statue, rhino statue, eagle statue, lion, elephant teeth, elephant trophy, Zebra trophy, kudu trophy and more trophies, Tv's, beds, lamps, couches, cabinets, Pin Seeker golf clubs, kitchen & household appliances, fridges, Samsung surround sound system, marble table and chairs and much more.

**LOT 3: LOT 1 & 2 JOINTLY**

R50,000 registration fee. Property : 10% Deposit & buyer's commission plus VAT: Loose assets: Full purchase price

& buyer's commission plus Vat. Bidders to register & supply proof of identity and residence.

Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za), Rules of Auction to be viewed at 36 Gemsbok Street,

Koedoespoort Industrial, Pretoria. Tel 086 111 8267 | Auctioneer: Anton Shand.

Mariska , 36 Gemsbok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za). Ref: Mariska.

**WH AUCTIONEERS PROPERTIES PTY LTD**

**DULY INSTRUCTED BY THE TRUSTEES OF INSOLVENT ESTATE G.S MASONDO**

**(Master's Reference: -)**

**NO RESERVE INSOLVENT ESTATE AUCTION | VACANT STAND | NALEDI, SOWETO**

**2022-03-02, 11:00, ONLINE @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**

**VACANT STAND – STAND SIZE 288m<sup>2</sup>**

**Erf Size: 288m<sup>2</sup>**

**Auction Date: Wednesday, 02 March 2022**

**Auction Time: 11h00**

**Auction Venue: Online @ [www.whauctions.com](http://www.whauctions.com)**

Address: Erf 4461, 64 Masakeng Street | NALEDI, SOWETO  
Contact Person: Zain Teegler • 067 402 4549 • [zaint@wh.co.za](mailto:zaint@wh.co.za)

ZAIN TEGGLER, 578 16th Road, Randjespark, Midrand, South Africa. Tel: 067 402 4549. Web: [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM). Email: [ZAIN@WH.CO.ZA](mailto:ZAIN@WH.CO.ZA). Ref: NO RESERVE INSOLVENT ESTATE AUCTION | VACANT STAND | NALEDI, SOWETO.

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**Omniland Auctioneers**  
**Estate Late: Morris Nanzwa**  
**(Master's Reference: 4628/2020)**

**AUCTION NOTICE**

**2022-03-02, 11:00, 2695 Madlala Street, Tsakane, Brakpan.**

Stand 2695 Tsakane: 262m<sup>2</sup> Kitchen, tiled lounge, 2x bedr, single garage, carport & storeroom. Auctioneers note: For more please visit our website. Conditions: FICA documents required. 10% Deposit & 6,9% commission with fall of hammer. Ratification within 21days.

Guarantees within 30days. Instructor: Executor Estate of the Late M Nanzwa. Master Reference: 4628/2020.

Deon Botha, Cotton SA Building, 90 Cycad Place, Val De Grace Ext 10, Pretoria. Tel: 012 804 2978. Web: [www.omniland.co.za](http://www.omniland.co.za). Email: [info@omniland.co.za](mailto:info@omniland.co.za). Ref: -.

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**Omniland Auctioneers**  
**Insolvent Estate: Pieter Barend Vermaak**  
**(Master's Reference: T1866/20)**

**AUCTION NOTICE**

**2022-03-01, 11:00, 2 Jacaranda Street, Visagie Park, Nigel.**

Stand 1030 Visagie Park Ext 1: 798m<sup>2</sup> Kitchen, lounge, diningr, 3x bedr, bathr, single garage & outside toilet. Auctioneers note: For more please visit our website. Conditions: FICA documents required. 10% deposit with fall of the hammer. Ratification within 21days.

Guarantees within 30days. Instructor Trustee Ins Est PB Vermaak M/ref: T1866/2020.

Deon Botha, Cotton SA Building, 90 Cycad Place, Val De Grace Ext 10, Pretoria. Tel: 012 804 2978. Web: [www.omniland.co.za](http://www.omniland.co.za). Email: [info@omniland.co.za](mailto:info@omniland.co.za). Ref: -.

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**Vans Auctioneers**  
**In Liquidation: Southern Sky Hotel & Leisure (Pty) Ltd**  
**(Master's Reference: L14/2020)**

**LIQUIDATION AUCTION!!**

**WELL-KNOWN HANS MERENSKY HOTEL, SPA & GOLF COURSE**

**SELLING ASSETS TO TAKE FORWARD AS GOING CONCERN!! - PHALABORWA, LIMPOPO**

**2022-03-09, 12:00, AT: VAN'S AUCTIONEERS ONLINE BIDDING PLATFORM AT [www.vansauctions.co.za](http://www.vansauctions.co.za)**

**ONLINE BIDDING OPENS: 12:00 ON WEDNESDAY, 09 MARCH 2022**

**ONLINE BIDDING CLOSES: 12:00 ON THURSDAY, 10 MARCH 2022**

**BID AND REGISTER: [www.vansauctions.co.za](http://www.vansauctions.co.za)**

Extent: ± 112, 7071 ha in total

Main Hotel reception building: ± 3 520m<sup>2</sup>

- Portegé with drive through area

- Foyer with large reception area and reception desk

- Offices, ablutions, lounge, restaurant area, conference

rooms, flower shop, gift shop, bar area & store rooms

Accommodation: ± 4 335m<sup>2</sup>

- 5 x 2 bedroom self catering units & 2 junior suites

- ± 154 hotel rooms

New golf reception area: ± 1205 m<sup>2</sup> for 18-hole golf course

Pool area: ± 160m<sup>2</sup>

- Built in bar, pizza oven, glass room, games area & pool

Maroela conference centre: ± 510m<sup>2</sup>

- Board ceiling, ablution facilities, changing rooms, store rooms, pro shop & office

Golf Bar: ± 325m<sup>2</sup>

- Open plan kitchen, restaurant, built in bar, patio area & store room

Half way house: ± 230m<sup>2</sup> (unfinished)

- Fountain inside/outside

Spa building: ± 675m<sup>2</sup>

- Large swimming pool with deck

- Kitchen, ablutions, store room, treatment rooms, jacuzzi rooms & 2 unfinished rooms

Other improvements:

- Squash courts, tennis courts, old gymnasium & pool, new gymnasium, leisure room & kiddies play area

New conference building: ± 2125m<sup>2</sup> (air conditioned)

- Entrance hall, ablutions, kitchen, conference rooms & store rooms

Movables:

Beds, linen, Tv's, crockery, etc.

Contact us for full list!

R100 000 refundable registration fee, 10% deposit & commission plus VAT:

Bidders to register & supply proof of identity and residence.

Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za)

Rules of Auction to be viewed at 36 Gembok Street, Koedoespoort Industrial, Pretoria.

Tel 086 111 8267 | Auctioneer: Johan van Eyk (082 920 5628) or Anton Shand (083 384 0375)

Rene Fourie, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267.

Web: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za). Email: [rene@vansauctions.co.za](mailto:rene@vansauctions.co.za). Ref: Rene

**Ubique Afslaaers (Pty) Ltd**  
**P A de Bruyn**  
**(Master's Reference: B35/2020)**  
**VEILINGADVERTENSIE**

**2022-03-08, 11:00, by die plaas Hertzog (GPS 25.2231 / 26.24535)**

In opdrag van die kurators in die insolvente boedel van P A de Bruyn (B35/2020) verkoop ons die ondervermelde eiendomme op Dinsdag, 8 Maart 2022 om 11:00 by die plaas Hertzog (Bultfontein / Theunissen), Vrystaat:.

Ligging: op die R708 tussen Bultfontein en Theunissen (30 km vanaf Bultfontein en 34km vanaf Theunissen)

Eiendomme:

a. Die plaas Hertzog 44, Bultfontein RD, Vrystaat: Groot: 417.7150 hektaar

Uitleg: 250ha lande; 110ha natuurlike weiding; 5ha geregistreerde waterregte.

Verbeterings: Prag dubbelverdieping woonhuis met 6 slaapkamers; swembad; onthaalarea; voertuigafdakke; waskamer; 4 x store en 4 x werkershuise.

b. Gedeelte 1 (Hou Moed) van die plaas Waterpan 376, Bultfontein RD, Vrystaat: Groot: 171.3064 hektaar  
Uitleg: 126ha lande; 45ha aangeplante weiding; Verbeterings: 1 x windpomp en dam.

c. Resterende Gedeelte van die plaas Klip Pan 247, Bultfontein RD, Vrystaat: Groot: 97.3691 hektaar  
Uitleg: 82ha lande; 5ha aangeplante weiding; 10ha natuurlike weiding. Verbeterings: 1 x windpomp en dam.

d. Gedeelte 2 (Mariasrust) van die plaas Uitkomst 13, Theunissen RD, Vrystaat: Groot: 178.1587 hektaar  
Uitleg: 110ha lande; 60ha weiding.

Nota's: 1). Die plase vorm 'n ekonomiese eenheid van ± 865 hektaar en sal gesamentlik en afsonderlik te koop aangebied word. 2). Die eiendomme sal met die huurkontrak/te, uitsluitende enige oeste te koop aangebied word (indien van toepassing). 3). Die eiendomme sal vry van enige huurkontrak/te, insluitende enige oeste te koop aangebied word (indien van toepassing).

VOORWAARDES: 10% van die koopprys en 6% kommissie plus BTW daarop is betaalbaar deur die KOPER by toeslaan van die bod. Balans teen transport, waarborge gelewer te word binne 30 dae na bekragtiging. Kopers moet 'n bewys van woonadres en identiteit beskikbaar hê. (FICA).

Vir nadere besonderhede skakel Rudi Müller 0824907686 en besoek ons webtuiste vir meer inligting [www.ubique.co.za](http://www.ubique.co.za).

Rudi Müller, Poortmanstraat, Potchindustria, Potchefstroom, 2520. Tel: (018) 294-7391. Fax: (018) 294-4998. Web: [www.ubique.co.za](http://www.ubique.co.za). Email: [silvia@ubique.co.za](mailto:silvia@ubique.co.za). Ref: DEB006.

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**Park Village Auctions**  
**Ex Insolvent Estates & Liquidators and Repossession Managers and Financial Institutions**  
**(Master's Reference: -)**  
Timed Online Auction Notice  
**2022-03-01, 10:00, Park Village Auctions Warehouse, 14 Prolecon Road, Prolecon, Johannesburg**  
Timed Online Auction Commencing at 10:00am on Tuesday 01 March, 2022  
Closing at 12:00noon on Wednesday 09 March, 2022 and Thursday 10 March, 2022

Engineering Equipment Incl., Pamasol Macromat 2045 Two Head Filler & Gasser, Colma 2000Lt S/Steel Tanks, Shrink Wrapping Machine, Thermosteam 1 Ton Diesel Boiler, Filquip 4 Head Filler Plus Electric Conveyor System, Compressors, Generators, Thermamax Invertor Welding Machines, Newclear 150 Big Block/Head Press, Apogee 5300 Touch Colour Doppler Ultrasound Unit, Regma Paper Trimmer/Cutter Etc.

Security/Surveillance Concern: Incl Video Security Systems, Dome Cameras, Trunking Etc.

Entertainment/Events Concern: Incl. Par Can LED Lights, Rotating Spot/Wash Lights, Light Controllers, Dimmers, Track Search Lights, Microphones, Flood Lights, Fogger Machines, Stream Light, Electric Combi Oven, Padded Chairs, Chafing Dishes, Cooler Stands, Etc.,

Hairdressing Concern: Incl Shampoo Wash Stations, Styling Chairs, Display Cabinets & Shelving Etc.

Viewing: Monday 01 March, 2022 and Wednesday 09 March from 09:00 - 16:00.  
R5 000.00 refundable registration deposit payable

Debbie Scholes, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za).

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**Park Village Auctions**  
**Insolvent Estate MA Ditshego**  
**(Master's Reference: T1180/2019)**  
Timed Online Auction

**2022-02-28, 10:00, Portion 14 of the Farm Jakhalsfontein no 528, JR, Bronkhorstspuit (measuring 22.5482 hectares)**

Timed Online Auction commencing at 10:00am on Monday 28 February, 2022 and closing at 10:00am on Friday 4 March, 2022.

Small farm portion with the abandoned remains of a farm dwelling which include an equipped borehole with water tank.

R10 000.00 refundable registration deposit payable.

Conditions: 15% deposit on the fall of the hammer and balance within 30 days of confirmation. Buyer's commission payable.

Debbie Scholes, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za).



**Park Village Auctions  
Miracle Mile Inv 67 (Pty) Ltd (In Liquidation)  
(Master's Reference: G879/2016)**

Auction Notice

**2 2022-03-01, 11:00, Unit Numbers 188 "SS Lonehill Village Estate", Sunset Avenue, Lonehill Ext 65,  
Fourways (Unit measuring 124 square metres)**

This duplex unit has an open plan kitchen and lounge, two bedrooms and a family bathroom. A timber sliding door from the lounge leads onto a covered tiled patio and private garden area.

The upper level has a master bedroom with en-suite bathroom and glazed timber swing door leading to a private covered balcony. Two carports are allocated to each unit.

15% deposit on the fall of the hammer and balance within 30 days of confirmation. Buyer's commission payable.

Debbie Scholes, Unit 10 Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg Tel: 011 789-4375.  
Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za).

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**Park Village Auctions  
Special Power of Attorney  
(Master's Reference: G427/2016)**

Onsite Auction Notice

**2022-03-03, 11:00, Erf 331 Northcliff Ext 1 situated at Number 198A Frederick Drive (measuring 1 350m2)  
Commencing at 11:00am on Monday 21 February 2022**

Large multi-storey dwelling in Northcliff.

15% deposit on the fall of the hammer and the balance within 30 days of confirmation.

Debbie Scholes, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375.  
Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -.

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