



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 681

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2022

No. 46053

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
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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.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: 566/2021

Docex: 351

IN THE HIGH COURT OF SOUTH AFRICA

(Northern Cape Division, Kimberley)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and WILIKUS VAN DEN BERG (IDENTITY NUMBER: 781010 5080 08 4), Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, Sheriff of the High Court Potchefstroom at 86 Wolmarans Street, Potchefstroom**

In pursuance of a judgment and warrant granted on 3 September 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 6 April 2022 at 10:00 by the Sheriff of the High Court Potchefstroom at 86 Wolmarans Street, Potchefstroom to the highest bidder:- CERTAIN: Section 2 SS Wilgenhof 2, Potchefstroom; SITUATED: Unit 2 Wilgenhof 2, 29 Wilgen Street, Potchefstroom, 2520; MAGISTERIAL DISTRICT: Tlokwe. 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. 2 X BEDROOMS; 1 X BATHROOM; 1 X LOUNGE; 1 X KITCHEN; PLASTERED WALLS; TILED ROOF. HELD by the DEFENDANT, WILIKUS VAN DEN BERG (IDENTITY NUMBER: 781010 5080 08 4), under his name under Deed of Transfer No. ST1805/2016. The full conditions may be inspected at the offices of the Sheriff of the High Court Potchefstroom at 86 Wolmarans Street, Potchefstroom. 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 Towell & Groenewaldt Attorneys, Rugby House 28 Roper Street, Kimberley, 8301, e-mail: collections@towellgroen.co.za, Tel: (053) 832 6852.

Dated at Pretoria, 2022-02-22.

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 Towell & Groenewaldt Attorneys, Rugby House 28 Roper Street, Kimberley, 8301, e-mail: collections@towellgroen.co.za, Tel: (053) 832 6852. Telephone: (012)817-4765. Fax: 086 697 7980. Attorney Ref: S Rossouw/AM/IC000236.

Case No: 30417/2018

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: NQABA GUARANTEE SPV (PTY) LTD, 1st Applicant / Execution Creditor and ESKOM FINANCE COMPANY SOC LTD, 2nd Applicant / Execution Creditor and MATLOU; EL, Respondent / Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 09:00, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH by SHERIFF PALM RIDGE**

In execution of a judgment of the HIGH COURT SOUTH AFRICA, GAUTENG LOCAL DIVISION - JOHANNESBURG, in the suit, a sale WITH RESERVE PRICE OF R500 000.00 to the highest bidder, will be held by the SHERIFF PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH on 6 APRIL 2022 at 09H00 of the under mentioned property of the defendants on the conditions which may be inspected at the offices of the sheriff, prior to the sale. CERTAIN: ERF 1465 MAYBERRY PARK TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 990 (NINE HUNDRED AND NINETY) SQUARE METRES, HELD BY DEED OF TRANSFER T2292/2009, SITUATED AT 20 LEPELHOUT STREET, MAYBERRY PARK, ALBERTON, ZONING: ZONED RESIDENTIAL, MAGISTERIAL DISTRICT: PALM RIDGE, IMPROVEMENTS: (Please Note that nothing is Guaranteed and/or no Warranty is given in respect thereof) MAIN BUILDING: SINGLE STOREY RESIDENCE comprising of DINING ROOM, LOUNGE, KITCHEN, 4 BEDROOMS AND 2 BATHROOMS. OUTBUILDING (S): DOUBLE GARAGE, CARPORT. IMPROVEMENTS: The nature, extent, condition and existence of the improvements are not guaranteed and 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 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 days after the date of sale. 3. The rules of auction and the conditions of the sale are available 24 hours prior to the auction at the offices of the SHERIFF PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. The office of the Sheriff PALM RIDGE 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 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) FICA legislation - Proof of Identity and address particulars (c) Payment of a registration fee of R15 000.00 in cash (d) Registration conditions

Dated at JOHANNESBURG, JOHANNESBURG.

Attorneys for Plaintiff(s): PME Attorneys Northcliff, C/o Olivier & Malan Attorneys, Unit 4 Gardens Business Park, Ateljee Road, Randpark Ridge. Telephone: 086 112 2117. Fax: 086 573 0660. Attorney Ref: JAJ Moller / X402.

**Case No: 30417/2018**

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

**In the matter between: NQABA GUARANTEE SPV (PTY) LTD, 1st Applicant / Execution Creditor and ESKOM FINANCE COMPANY SOC LTD, 2nd Applicant / Execution Creditor and MATLOU; EL, Respondent / Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 09:00, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH by SHERIFF PALM RIDGE**

In execution of a judgment of the HIGH COURT SOUTH AFRICA, GAUTENG LOCAL DIVISION - JOHANNESBURG, in the suit, a sale WITH RESERVE PRICE OF R500 000.00 to the highest bidder, will be held by the SHERIFF PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH on 6 APRIL 2022 at 09H00 of the under mentioned property of the defendants on the conditions which may be inspected at the offices of the sheriff, prior to the sale. CERTAIN: ERF 1465 MAYBERRY PARK TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 990 (NINE HUNDRED AND NINETY) SQUARE METRES, HELD BY DEED OF TRANSFER T2292/2009, SITUATED AT 20 LEPELHOUT STREET, MAYBERRY PARK, ALBERTON, ZONING: ZONED RESIDENTIAL, MAGISTERIAL DISTRICT: PALM RIDGE, IMPROVEMENTS: (Please Note that nothing is Guaranteed and/or no Warranty is given in respect thereof) MAIN BUILDING: SINGLE STOREY RESIDENCE comprising of DINING ROOM, LOUNGE, KITCHEN, 4 BEDROOMS AND 2 BATHROOMS. OUTBUILDING (S): DOUBLE GARAGE, CARPORT. IMPROVEMENTS: The nature, extent, condition and existence of the improvements are not guaranteed and 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 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 days after the date of sale. 3. The rules of auction and the conditions of the sale are available 24 hours prior to the auction at the offices of the SHERIFF PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. The office of the Sheriff PALM RIDGE 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 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) FICA legislation - Proof of Identity and address particulars (c) Payment of a registration fee of R15 000.00 in cash (d) Registration conditions

Dated at JOHANNESBURG, JOHANNESBURG.

Attorneys for Plaintiff(s): PME Attorneys Northcliff, C/o Olivier & Malan Attorneys, Unit 4 Gardens Business Park, Ateljee Road, Randpark Ridge. Telephone: 086 112 2117. Fax: 086 573 0660. Attorney Ref: JAJ Moller / X402.

Case No: 4915/2021

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

In the matter between: **NEDBANK LIMITED, Plaintiff and MUHAMMED SUHAIL ISMAIL, ID NO. 901003 5070 085, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-04, 11:00, SHERIFF CENTURION WEST, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

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 R0.00 will be held BY THE SHERIFF CENTURION WEST at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION on 4 APRIL 2022 at 11H00 of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of Pretoria and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the 229 BLACKWOOD STREET, HENNOSPARK, CENTURION.

BEING:

1. A Unit consisting of -

(a) SECTION NO 34 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS786/2006, IN THE SCHEME KNOWN AS SAVUTI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1190 CLUBVIEW EXTENSION 72 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 38 (THIRTY EIGHT) 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 ST51024/2017

AND SUBJECT TO CONDITIONS AS SET OUT IN THE AFORESAID DEED

(c) An exclusive use area described as PARKING 24 measuring 13 (THIRTEEN) square metres being as such part of the common property, comprising the land and the scheme known as SAVUTI in respect of the land and building or buildings situate at ERF 1190 CLUBVIEW EXTENSION 72 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan no. SS786/2006 held by NOTARIAL DEED OF CESSION NUMBER SK03706/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION (The Property)

PHYSICAL ADDRESS: UNIT NO 34 SAVUTI, 200 HARVARD AVENUE, CLUBVIEW, EXTENSION 72, CENTURION

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

A DWELLING CONSISTING OF (NOT GUARANTEED): 1 X BEDROOMS, 1.0 BATHROOMS, 1 X KITCHEN

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 AND ONE THOUSAND 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, 2022-01-19.

Attorneys for Plaintiff(s): Delpont van den Berg Attorneys Inc., 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: VIJAYTA RANA/ sn / NHL0444.

Case No: 18267/2018

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 Molete, Kaifas Joseph, Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 10:00, 19 Pollock Street, Randfontein**

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 R460 000.00 will be held by the offices of the Sheriff of the High Court Randfontein at 19 Pollock Street, Randfontein, on Wednesday the 6th day of April 2022 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: Property Description:(a) Section Number 2 as shown and more fully described on Sectional Plan Number SS112/2007, in the scheme known as Quintisas Place, in respect of the land and building or buildings situate at Greenhills Extension 3 Township, Local Authority: Rand West City Local Municipality, of which section the floor area, according to the said sectional plan, is 170 (One Hundred and Seventy) square meters 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 ST10813/2012 and situate at Section Number 2 Quintisas Place, 29 Irma Stern Street, Greenhills Extension 3, Randfontein, Gauteng in the Magisterial District of Randfontein Improvements: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: Constructed of Face Brick and Clay Tile Roof; Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, Balcony Outbuildings: Garage 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 Randfontein at 19 Pollock Street, Randfontein. 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, 2022-02-28.

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/S54969.

Case No: 83157/2019

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Absa Bank Limited, Judgement Creditor and Johannes Frederik Lundie, 1st Judgement Debtor and Yolanda Lundie, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 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 R630 000.00 and will be held at 99-8th Street, Springs on 06 April 2022 at 11H00 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 9 of Erf 652 Modder East Township, Registration Division I.R., Province of Gauteng, being 8 Cathkin Crescent, Modder East, Springs.

Measuring: 892 (Eight Hundred and Ninety Two) Square Metres.

Held under Deed of Transfer No. T20443/2014.

Situated in the Magisterial District of Springs.

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, Bathroom, Seperate Toilet.

Outside Buildings: Staff Quarters, 1 Bedroom, 1 Bathroom.

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, 2022-02-08.

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: MAT438019\AP\LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2020/28384**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: FirstRand Bank Limited, Plaintiff and Lucas Johannes Mokele, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-08, 10:00, THE SHERIFFS OFFICE, UNIT 5B SENTION BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 6th of May 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 VANDERBIJLPARK on FRIDAY the 8th day of APRIL 2022 at 10:00 at THE SHERIFF'S OFFICE, UNIT5B, SENTION BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK with a reserve price of R425 000.00.

ERF 453 SEBOKENG UNIT 10 EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION: I Q, THE PROVINCE OF GAUTENG

MEASURING: 312 SQUARE METRES

HELD UNDER DEED OF TRANSFER NO T47915/2017, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 453 MUSI STREET, SEBOKENG UNIT 10 EXTENSION 2 and consist of 3 Bedrooms, Kitchen, Lounge, Toilet/Bathroom and 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 VANDERBIJLPARK situated at THE SHERIFF'S OFFICE, UNIT 5B, SENTION BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK 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 no deposit is payable.

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

Dated at Johannesburg, 2022-02-22.

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/67927.

**Case No: 2020/3658**

**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 Xolani W Mninzi, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-05, 10:00, 139 Bayers Naude Drive, Franklin, Roosevelt Park**

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 MR INDRAN ADIMOOLUM the Sheriff JOHANNESBURG WEST on 05th APRIL 2022 at 10:00 at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder, subject to the reserve price of R350 000.00.

A Unit consisting of:-

a) Section Number 131 as shown and more fully described on Sectional Plan Number SS 6/1997, in the scheme known as LION RIDGE in respect of the land and building or buildings situated at RIDGEWAY EXTENSION 8 TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 57 (FIFTY 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 NUMBER ST445/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED, which is certain, and is zoned as a residential property inclusive of the following:

MAIN BUILDING: 3 bedrooms, 1 bathroom, 1 open plan lounge, kitchen and dining room - WHICH CANNOT BE GUARANTEED.

The property is situated at: unit 131 Lion Ridge Complex, 33 Jeanette Street, Ridgeway Ext 8.

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 (Four Hundred Thousand Rand) 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 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 JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

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 amounting to R30 000.00 (REFUNDABLE) via eft prior to the commencement of the auction in order to obtain a buyer's card.
4. Registration for auction is open the day before the sale from 9:30 to 13:00 pm and closes at 9:30 on the day of auction no exceptions.

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 Acting Sheriff JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK during normal office hours from Monday to Friday.

Dated at Johannesburg, 2022-02-10.

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/MAT29720. Attorney Acct: The Citizen.

**Case No: 22707/2021**

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

**In the matter between: Nedbank Limited, Judgement Creditor and Elliot Shivuri, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 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, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R329 000.00 and will be held at 182 Leeuwpoot Street, Boksburg on 01 April 2022 at 09H30 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: Portion 75 (a portion of portion 51) Erf 85 Delmore Park Extension 2 Township, Registration Division I.R., Province of Gauteng, being 75 Candirus Crescent, Delmore Park Ext 2.

Measuring: 301 (Three Hundred and One) Square Metres.

Held under Deed of Transfer No. T47787/2014

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, Dining Room, 3 Bedrooms, Kitchen, Bathroom.

Outside Buildings: None.

Sundries: None. 2022-01-18 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, 2022-01-18.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT445334/LW/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2020/36269****Docex: DX31 SANDTON SQUARE**

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

**In the matter between: Nedbank Limited, Judgment Creditor and Moeng: Boitumelo Mathlodi, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-05, 10:00, Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 30 November 2021 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG WEST on TUESDAY, 05 APRIL 2022 at 10:00 at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder with a court reserve of R143 000.00.

1. A unit ("the mortgaged unit") consisting of -

(a) Section No. 68 as shown and more fully described on Sectional Plan No. SS6/1997 ("the sectional plan") in the scheme known as LION RIDGE in respect of the land and building or buildings situate at RIDGEWAY EXTENSION 8, LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 57 (Fifty Seven) 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

HELD under Deed of Transfer ST007453/2007, which is certain, and is zoned as a residential property inclusive of the following: Main Building: 3X BEDROOMS, 1X BATHROOM/SHOWER/TOILET, KITCHEN & LOUNGE/ DININGROOM - WHICH CANNOT BE GUARANTEED

The property is situated at: UNIT NO.68 LION RIDGE, 33 JENETTE STREET, RIDGEWAY EXT 8 in the magisterial district of JOHANNESBURG 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 JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

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 R30 000.00 (Refundable) via EFT that prior to the commencement of the auction in order to obtain a buyer's card.
4. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA
5. Registration for auctions is open the day before from 9:30 to 1:00 pm and closes 09:30 on the day of auction no exceptions.
6. The Sheriff Mr Indran Adimoolum, will conduct the auction.

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 WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK during normal office hours from Monday to Friday.

Dated at Johannesburg, 2022-02-07.

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/MAT4282/rm. Attorney Acct: Citizen.

**Case No: 19429/2018**

**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 Marais, David Jacobus, First Judgment Debtor and Marais, Liana, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-05, 10:00, The old Absa Building, Ground Floor, Cnr Human and Kruger Street, Krugersdorp**

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 R170 000.00 will be held by the offices of the Sheriff of the High Court Krugersdorp at The old Absa Building, Ground Floor, Cnr Human and Kruger Street, Krugersdorp, on Tuesday the 5 day of April 2022 at 10h00 of the undermentioned property of the Judgment Debtors subject to the Conditions of Sale: Property Description: 1. A Unit consisting of: (a) Section No. 29 as shown and more fully described on Sectional Plan No SS 64/1997, in the scheme known as Westwood Village in respect of the land and building or buildings situate at West Krugersdorp Township, Local Authority: Mogale City Local Municipality; of which section the floor area, according to the said sectional plan is 65 (Sixty Five) square meters 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 Number ST27122/2016 and situate at 29 Westwood Village, 53 Rustenburg Road, Krugersdorp West, Gauteng in the Magisterial District of Mogale City, Improvements: The following information is furnished in respect of the improvements: Constructed Of Brick Walls And Metal Roof; Main Building: Simplex: Lounge, Kitchen, 2 Bedrooms, Bathroom Out Buildings: None 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 Krugersdorp at The old Absa Building, Ground Floor, Cnr Human and Kruger Street, Krugersdorp. 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, 2022-02-28.

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/S54979.

**Case No: 2904/2020**

**Docex: 97, Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA  
[Mpumalanga Division, Middelburg (Local Seat)]

**In the matter between: ABSA Bank, Execution Creditor and DUFNEY BOTHA, ID: 591031 0119 08 1, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 2022-04-06, Sheriff Witbank, Plot 31 Zeekoewater, Cnr Gordon Road & Francois Street, Witbank**

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended and further pursuant to a judgment order granted by the above Honourable Court against the Judgment Debtor on 30 August 2021 in the above action. A sale in execution with a reserve price of R2 100 000.00 will be held by the Sheriff of the High Court, WITBANK at Sheriff's Office, Plot 31 Zeekoewater, Cnr Gordon Road & Francois Street, Witbank, Mpumalanga Province on WEDNESDAY, 6 APRIL 2022 at 10H00 of the undermentioned property of the Judgment Debtor to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection for 15 (Fifteen) days prior to the sale at the offices of the Sheriff, Plot 31 Zeekoewater, Cnr Gordon Road & Francois Street, Witbank.

Portion 77 of Erf 234 Die Heuwel Township, Registration Division J.S., Mpumalanga Province

Street address 12 Hamburg Street, Die Heuwel, Witbank, Mpumalanga Province

Measuring: 1 061 (one thousand and sixty-one) square meters and held by Judgment debtor in Terms of Deed of Transfer No. T665/2011.

The property is zoned as: Residential

Improvements are:

Dwelling consisting of: Tiled roof, 4 Bedrooms, 3 Bathrooms, Kitchen, Scullery, Pantry, 1 Servants room, Lounge, TV Room, Dining Room, Study, Swimming Pool and 3 Garages

No warranties regarding description, extent or improvements are given.

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% of the purchase price in cash to be paid on the day of the sale; the balance payable against registration of transfer-a guarantee to be furnished within TWENTY-ONE (21) days from the date of sale.

Sheriff's charges, payable on the day of the sale, to be calculated as follows: 6% on the first One Hundred Thousand Rand (R100 000.00), 3,5% on One Hundred and One Thousand Rand (R100 001.00) to Four Hundred Thousand Rand (R400 000.00) and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission

of Forty Thousand Rand (R40 000.00) plus VAT in total and a minimum of Three Thousand Rand (R3 000.00) plus VAT.

Dated at Pretoria, 2022-02-03.

Attorneys for Plaintiff(s): VZLR Attorneys, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark. Telephone: (012) 435 9444. Fax: (012) 435 9555. Attorney Ref: MAT107713/E NIEMAND/ME.

**Case No: 20037/2020**

**Docex: PH46A**

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

**In the matter between: Firstrand Bank Limited, Judgement Creditor and Johaad Khan, 1st Judgement Debtor and Zaheera Khan, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-05, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

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 West to the highest bidder subject to a reserve price of R598 026.54 and will be held at 139 Beyers Naude Drive, Franklin Roosevelt Park on 05 April 2022 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 139 Beyers Naude Drive, Franklin Roosevelt Park, prior to the sale.

Certain: Erf 316 Booyens Township, Registration Division I.R., Province of Gauteng, being 9 Chambers Street, Booyens.

Measuring: 495 (Four Hundred and Ninety Five) Square Metres;

Held under Deed of Transfer No. T27175/2004

Situated in the Magisterial District of Johannesburg 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: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, 3 Bathrooms, 3 Showers, 3 WC's.

Outside Buildings: 2 Carports, 2 Servants, Storeroom.

Sundries: Second Building: Kitchen, Bedroom, Bathroom, WC.

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, 2022-02-08.

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: MAT439500\LM/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 50548/2018**

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 JOHAN BESTER, ID NO: 710415 5005 08 8, 1<sup>st</sup> Defendant and CHANELLE BESTER, ID NO: 720912 0034 08 7, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-04, 11:00, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, 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 CENTURION WEST AT 229 BLACKWOOD

STREET, HENNOPSPARK, CENTURION, GAUTENG on the 4th day of April 2022 at 11:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of TSHWANE 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 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, GAUTENG.

BEING: ERF 1975 ROOIHUISKRAAL EXTENSION 19 TOWNSHIP, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

MEASURING 1 098 (ONE THOUSAND AND NINETY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER T67475/16;

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

PHYSICAL ADDRESS: 174 BOKMAKIERIE ROAD, ROOIHUISKRAAL EXT 19, CENTURION, GAUTENG.

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

HOUSE CONSISTING OF 5X BEDROOMS, 4X BATHROOMS, TV/LIVING ROOM, 1X KITCHEN, 1X PANTRY, 1X LAUNDRY, 3X OUTBUILDINGS, 1X GARAGE, 1X CARPORT, 1X SWIMMING POOL, 1X LAPA, BRICK FENCING, FACE BRICK OUTER WALL FINISHING, TILES ROOF FINISHING AND TILES INNER FLOOR FINISHING.

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, 2022-02-14.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL1801.

**Case No: 36258/2017**

**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 Myeni, Eric Nkoskhona, Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-07, 10:00, 69 Juta Street, Braamfontein**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned suit, a sale with a reserve price of R850 000,00 will be held by the offices of the Sheriff of the High Court Johannesburg East at 69 Juta Street, Braamfontein, on Thursday the 7th day of April 2022 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: Portion 3 of Erf 1721 Bezuidenhout Valley Township Registration Division I.R., the Province of Gauteng In Extent: 528 (Five Hundred and Twenty Eight) Square Metres Held by Deed of Transfer T9740/2011 and situate at 106 3rd Avenue, Bezuidenhout Valley, Johannesburg, Gauteng in the Magisterial District of Johannesburg Central, Improvements: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: Constructed of Brick Walls and Metal Roof; Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms Outbuildings: Garage; Staff Quarters; Staff Bathroom Property Zoned: Residential (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") Terms and Conditions: The sale will be conducted in accordance with

the provisions of Rule 46 of the Uniform Rules of Court (as amended) and the relevant provisions of the Consumer Protection Act No. 68 of 2008 (as amended) and 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). The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Johannesburg East at 69 Juta Street, Braamfontein. Take notice that: 1. 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. 2. The successful bidder on the day of the sale shall be required to pay to the Sheriff a deposit of ten (10) percent of the purchase price in cash or electronic funds transfer. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Plaintiff and shall be furnished to the Sheriff within twenty one (21) days after the sale. 3. The property may be taken possession of after signature of the conditions of the 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 one (1) percent of the purchase price per month from date of occupation until date of transfer. 5. All prospective bidders are required to: 5.1 Register with the Sheriff prior to the auction; 5.2 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. 5.3 Pay to the Sheriff a refundable registration fee in the sum of R50 000.00 one (1) day prior to the date of sale by way of electronic funds transfer. 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, 2022-02-28.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney VO/S5116373.

**Case No: 35970/2019**

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

**In the matter between: Nedbank Limited, Judgement Creditor and Nontsikelelo Sibongile Mbethe, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 10:00, 50 Edwards Avenue, Westonaria**

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 Westonaria to the highest bidder subject to a reserve price of R412 000.00 and will be held at 50 Edwards Avenue, Westonaria on 1 April 2022 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 50 Edwards Avenue, Westonaria prior to the sale.

Certain: Erf 644 Protea Glen Township, Registration Division I.Q., Province of Gauteng, being 18 Albizia Street, Protea Glen, Soweto.

Measuring: 207 (Two Hundred and Seven Square Metres).

Held under Deed of Transfer No. T49436/2018

Situated in the Magisterial District of Westonaria.

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, 1 Bathroom, Separate WC.

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.

Take further note that:

Registration as 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-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 Westonaria will conduct the sale with acting Sheriff MR. M T MANGABA, or his deputy

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

Dated at Hammond Pole Majola Inc, Boksburg, 2022-01-25.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT437261/LW/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 90720/2018**

**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 Lesego Michael Molemane, 1st Judgment Debtor and Ntsoaki Sylvia Motapanyane, 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 09:00, 39A Louis Trichardt Street, Alberton North**

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 Palm Ridge to the highest bidder subject to a reserve price of R220,000.00 and will be held on 06 April 2022 at 39A Louis Trichardt Street, Alberton North at 09:00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 39A Louis Trichardt Street, Alberton North, prior to the sale.

Certain: Erf 2172 Likole Ext 1 Township, Registration Division I.R., Province of Gauteng, being 2172 Likole Street, Likole Ext 1

Measuring: 280 (Two Hundred and Eighty) Square Metres;

Held under Deed of Transfer No. T40538/2016

Situated in the Magisterial District of Palm Ridge.

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, 3 Bedrooms, Kitchen, Bathroom, Toilet

Outside Buildings: 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.

The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy.

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

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.info.gov.za/view/downloadfileaction?id=99961>)

Rules of the auction and conditions of the sale may be inspected at The Sheriff's Office, Sheriff Palm Ridge, 39A Louis Trichardt Street, Alberton North, 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 buyers card.

The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash of a bank guaranteed cheque of eft on the day of the 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 days after the sale.

The property may take 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 11.50 %.

Dated at HP Ndlovu Inc., Boksburg, 2022-02-14.

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: MAT1145/Nane/MB. Attorney Acct: HP Ndlovu Inc., Boksburg.

**Case No: 15495/2016**

**Docex: PH46A**

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

**In the matter between: Absa Bank Limited, Judgement Creditor and Andre Sutherland, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

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 Roodepoort to the highest bidder without reserve and will be held at 182 Progress Road, Lindhaven, Roodepoort on 01 April 2022 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Progress Road, Lindhaven, Roodepoort, prior to the sale.

Certain:

A unit consisting of:

Section No. 81 as shown and more fully described on Sectional Plan No. SS104/2006 in the scheme known as Savannah Lodge in respect of the land and building or buildings situate at Honeydew Manor Extension 3 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said Sectional Plan, is 37 (Thirty Seven) 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 the Judgement Debtor under Deed of Transfer No. ST28717/2006

And subject to such conditions as set out in the aforesaid Deed of Transfer.

Situated at Door 81 Savannah Lodge, Beretta Street, Honeydew Manor Ext 3.

Situated in the Magisterial District of Roodepoort.

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, 1 Bathroom, 1 Bedroom, Kitchen.

Outside Buildings: Carport.

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, 2022-02-04.

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: MAT334517/AP\LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 16108/2016

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: Firststrand Bank Limited, Judgment Creditor and Raymond Kuhn, Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2022-04-05, 10:00, Old Absa Building, Cnr Human & Kruger Street, Krugersdorp**

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 Krugersdorp to the highest bidder subject to a reserve price of R140,563.17 and will be held at Old Absa Building, Cnr Human & Kruger Street, Krugersdorp on 5 APRIL 2022 at 10:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Old Absa Building, Cnr Human & Kruger Street, Krugersdorp, prior to the sale.

A Unit Consisting Of:

(a) Section No. 5 as shown and more fully described on Sectional Plan No. SS159/2005 in the scheme known as Boltonia Villas in respect of the land and building or buildings situate at Boltonia Ext 2 Township, Local Authority: Mogale City Local Municipality, of which section the floor area, according to the said sectional plan, is 75 (Seventy Five) 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. ST40300/2009, situated at Unit 5 Boltonia Villas, 1 White Rose Road, Boltonia Ext 2.

Situated in the Magisterial District of Krugersdorp.

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: 2 Bedrooms, Bathroom, Living Room, Lounge, Kitchen

Outside Buildings: 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, 2022-02-07.

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: MAT334695/LWEST/MB. Attorney Acct: Hammond Pole Majola Inc., Boksburg.

Case No: 19794/2020

Docex: 97, Pretoria

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)**In the matter between: ABSA, Execution Creditor and Philix Mnisi, ID: 790212 5442 08 7, 1st Judgment Debtor, Fannie Machette (previously Mnisi) ID: 800220 5609 08 2, 2nd Judgment Debtor and Thokozile Getrude Kambula (previously Mnisi) ID: 830810 0944 08 0, 3rd Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, Sheriff Witbank, Sheriff's Office, Plot 31 Zeekoewater, Cnr Gordon Road & Francois Street, Witbank**

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended and further pursuant to the judgment order granted by the above Honourable Court against the Judgment Debtors on 14 October 2020 in the above action. A sale in execution without a reserve price will be held by the Sheriff of the High Court, WITBANK at Sheriff's Office, Plot 31 Zeekoewater, Cnr Gordon Road & Francois Street, Witbank, Mpumalanga Province on WEDNESDAY, 6 APRIL 2022 at 10H00 of the undermentioned property of the Judgment Debtors to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection

for 15 (Fifteen) days prior to the sale at the offices of the Sheriff, Plot 31 Zeekoewater, Cnr Gordon Road & Francois Street, Witbank.

(a) Section No. 1 as shown and more fully described on Sectional Plan No. SS1170/1996, in the scheme known as TASBETPARK 2096 in respect of the land and building or buildings situate at Erf 2096 Tasbetpark Township, Emalaheni Local Municipal Council, of which section the floor area, according to the said sectional plan is 101 (ONE HUNDRED AND ONE) square meters 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 and held by the Judgment Debtors in terms of Deed of Transfer number ST248/2008.

Street address: Unit 1 Maluti Flats, Tasbetpark 2096 Complex, Boekenhout Street, Tasbetpark, Witbank (Emalaheni), Mpumalanga Province

The property is zoned as: Residential

Improvements are: Sectional Unit consisting of: 2 Bedrooms, Bathroom, Kitchen, Lounge and Carport.

No warranties regarding description, extent or improvements are given.

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% of the purchase price in cash to be paid on the day of the sale; the balance payable against registration of transfer-a guarantee to be furnished within TWENTY-ONE (21) days from the date of sale.

Sheriff's charges, payable on the day of the sale, to be calculated as follows: 6% on the first One Hundred Thousand Rand (R100 000.00), 3,5% on One Hundred and One Thousand Rand (R100 001.00) to Four Hundred Thousand Rand (R400 000.00) and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of Forty Thousand Rand (R40 000.00) plus VAT in total and a minimum of Three Thousand Rand (R3 000.00) plus VAT.

Dated at Pretoria, 2022-02-24.

Attorneys for Plaintiff(s): VZLR Inc, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark. Telephone: 012 435 9444. Fax: 012 435 9555. Attorney Ref: MAT146304/E NIEMAND/ME.

**Case No: 3200/2015**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and LEHLOHONOLO BERRY NTJANYANA, IDENTITY NUMBER: 820220 5657 08 7, 1<sup>st</sup> Defendant and TEBOGO ANTOINETTE THETELE, IDENTITY NUMBER: 830912 0845 08 3, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, GAUTENG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the above action, a sale as a unit with a reserve price of R600 000.00 will be held by the SHERIFF ROODEPOORT AT THE SHERIFF'S OFFICE, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, GAUTENG on the 1st day of April 2022 at 10:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of JOHANNESBURG WEST 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 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, GAUTENG.

BEING: ERF 2631 WITPOORTJIE EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 958 (NINE HUNDRED AND FIFTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T22783/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED;

PHYSICAL ADDRESS: 63 ADAM TAS STREET, WITPOORTJIE, ROODEPOORT, GAUTENG.

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

A DWELLING CONSISTING OF (NOT GUARANTEED): 1X LOUNGE, 1X DINING ROOM, 1X STUDY, 1X KITCHEN, 3X BEDROOMS, 2X BATHROOMS, 1X BALCONY/PATIO, 1X LAPA, 1X DOUBLE CARPORT, SERVANT QUARTERS (1X BEDROOM, 1X BATHROOM).

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, 2022-02-01.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL1829.

**Case No: 53718/2013**

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

**In the matter between: ABSA BANK LIMITED (REGISTRATION NUMBER: 1986/004794/06), Plaintiff and ZOLA VUYISWA NGENDANE (PREVIOUSLY GUNUNDU), IDENTITY NUMBER: 590421 0751 08 5, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, 66 PLATINUM STREET, LADINE, POLOKWANE, LIMPOPO**

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 POLOKWANE AT THE SHERIFF'S OFFICE, 66 PLATINUM STREET, LADINE, POLOKWANE, LIMPOPO on the 6th day of April 2022 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of POLOKWANE 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 66 PLATINUM STREET, LADINE, POLOKWANE, LIMPOPO.

BEING: ERF 577 BENDOR TOWNSHIP, REGISTRATION DIVISION L.S., LIMPOPO PROVINCE, MEASURING 1 457 (ONE THOUSAND FOUR HUNDRED AND FIFTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T62676/1992

SUBJECT TO THE CONDITIONS THEREIN CONTAINED;

PHYSICAL ADDRESS: 43 DE VILLIERS AVENUE, BENDOR PARK, LIMPOPO.

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

A DWELLING CONSISTING OF (NOT GUARANTEED): SINGLE FREESTANDING HOUSE WITH BRICK WALLS, TILED ROOF AND TILED FLOORS CONSISTING OF - 1X LOUNGE, 5X BEDROOMS, 3X BATHROOMS, 1X SHOWER, 5X TOILETS, 1X GARAGE.

OUTBUILDING: STOREROOM.

OTHER INFORMATION: FENCED - BRICK WITH ELECTRIC FENCE, PAVING AND SWIMMING POOL.

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an Order granted against the Judgment Debtors for money owing to the Execution Creditor, 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.

The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by an electronic funds transfer on the day of the 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/her attorney, and shall be furnished to the Sheriff within 15 days after the date of 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 condition 7(c) of the Conditions of Sale.

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 occupation to date of transfer. The occupational rent to be paid to the duly appointed conveyancer of the Execution Creditor.

Dated at PRETORIA, 2022-02-01.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL1193.

**Case No: 18881/2021**

**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 Charlotte Selina Thubela, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-08, 09:30, 182 Leeuwpoot 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 R550 000.00 and will be held at 182 Leeuwpoot Street, Boksburg on 08 April 2022 at 09H30 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: Portion 128 of Erf 3250 Dawn Park Extension 35 Township, Registration Division I.R., Province of Gauteng, being 128 Reedbuck Street, Dawn Park Ext 35.

Measuring: 270 (Two Hundred and Seventy) Square Metres;

Held under Deed of Transfer No. T11675/2018

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, Kitchen, 3 Bedrooms, Bathroom.

Outside Buildings: 2 Garages, Carport.

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, 2022-02-08.

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: MAT2905/NP/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 2021/27111****Docex: 172 Johannesburg**

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

**In the matter between: FirstRand Bank Limited, Plaintiff and Jacqueline Lerato Ramoneng, 1<sup>st</sup> Defendant  
Queen Dirontsho Leqabano, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, Sheriff Randfontein, 19 Pollock Street, Randfontein, Gauteng Province**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 11TH of November 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 RANDFONTEIN on WEDNESDAY the 6th day of APRIL 2022 at 10:00 at 19 POLLOCK STREET, RANDFONTEIN, GAUTENG PROVINCE with a reserve price of R182 202.03.

CERTAIN: ERF 211 ORION PARK TOWNSHIP, REGISTRATION DIVISION: I.Q., GAUTENG PROVINCE  
MEASURING: 300 SQUARE METRES

HELD UNDER DEED OF TRANSFER NO T8513/2011, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 211 ANTHRACITE ORION PARK RANDFONTEIN and consist of Lounge, Kitchen, 2 Bedrooms, Bathroom, and a water closet (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 RANDFONTEIN situated at 19 POLLOCK STREET, RANDFONTEIN, 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 R5 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, 2022-02-21.

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/77075.

**Case No: 63063/2019****Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Mlamlali Eric Ndoda, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-05, 10:00, 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 R600 000.00 and will be held at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview on 05 April 2022 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, prior to the sale.

Certain: Remaining Extent of Erf 666 Rosettenville Township, Registration Division I.R., Province of Gauteng, being 106 Albert Street, Rosettenville.

Measuring: 496 (Four Hundred and Ninety Six) Square Metres;

Held under Deed of Transfer No. T578/2016

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: Entrance Hall, Lounge, Dining Room, Kitchen, 4 Bedrooms, 2 Bathrooms, 1 Shower, 2 WC.

Outside Buildings: 3 Servants Rooms, Bathroom / WC.

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.

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 a full advertisement is available 24 hours before the auction at the office of the Sheriff for JOHANNESBURG SOUTH, SHOP 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW.

3. 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.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 by 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.

4. The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A. THOMAS and/or P. ORA and/or A JEGELS.

5. Advertising costs are at current publication rates and sale costs according to Court Rules apply.

Dated at Hammond Pole Majola Inc, Boksburg, 2022-02-01.

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: MAT410706\LM/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 9206/2019**

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

**In the matter between: Nedbank Limited, Judgment Creditor and Thabo Christopher Mthembu, 1st Judgment Debtor and Meltah Mihale, 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-07, 10:00, 5 Anemoon Street, Glen Marais Ext 1**

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 Kempton Park & Tembisa to the highest bidder subject to a reserve price of R502,000.00 and will be held at 5 Anemoon Street, Glen Marais Ext 1 on 7 April 2022 at 10:00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1, prior to the sale.

Certain: Erf 495 Tembisa Extension 1 Township, Registration Division J.R., Province of Gauteng, being 495 Zodwa Mofokeng Street, Tembisa Ext 1

Measuring: 294 (Two Hundred and Ninety Four) Square Metres;

Held under Deed of Transfer No. T16499/2012

Situated in the Magisterial District of Kempton Park & Tembisa.

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, Bathroom, TV / Living Room, Dining Room, Lounge, Kitchen

Outside Buildings: 2 Garages

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, 2022-01-31.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. c/o Vermaak & Partners Inc., 3rd Floor, 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT431024/LWEST/MB. Attorney Acct: Hammond Pole Majola Inc., Boksburg.

**Case No: 3600/2020**

**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 Lyn Maree De Visser, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-04, 11:00, 229 Blackwood Street, Hennopspark**

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 Centurion West to the highest bidder subject to a reserve price of R550,000.00 and will be held on 4 April 2022 at 11:00 at 229 Blackwood Street, Hennopspark of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 229 Blackwood Street, Hennopspark, prior to the sale.

A unit consisting of:

(a) Section No. 28 as shown and more fully described on Sectional Plan No. SS557/2000 in the scheme known as Baobab in respect of the land and building or buildings situate at Portion 4 of Erf 1075 Rooihuiskraal Noord Extension 14 Township, Local Authority: City of Tshwane Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 83 (Eighty 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. ST127119/2000, situated at Door 28 Baobab, Roosmaryn Place, Rooihuiskraal North Ext 14.

Situated in the Magisterial District of Centurion 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: House Consisting of 2 Bedrooms, Bathroom, Dining Room, Kitchen, Lounge, Tiles as Roof & Inner Floor Finishing

Outside Buildings: 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, 2022-01-27.

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: MAT1118/NP/MB. Attorney Acct: HP Ndlovu Inc., Boksburg.

Case No: 49864/2017

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and LEBOHANG MOTLOUNG, ID NO: 900603 0372 08 8,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-08, 10:00, UNIT 5B, SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD,  
VANDERBIJLPARK, GAUTENG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the above action, a sale as a unit with a reserve price of R212 773.01 will be held by the SHERIFF VANDERBIJLPARK AT THE SHERIFF'S OFFICE, UNIT 5B, SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK, GAUTENG on the 8th day of April 2022 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of EMFULENI 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 UNIT 5B, SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK, GAUTENG.

BEING: ERF 2397 EVATON NORTH TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 305 (THREE HUNDRED AND FIVE) SQUARE METRES IN EXTENT

HELD BY DEED OF TRANSFER NUMBER T 6629/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: ERF 2397 EVATON NORTH, GAUTENG.

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

A DWELLING CONSISTING OF (NOT GUARANTEED): 1X LOUNGE, 1X KITCHEN, 1X BATHROOM, 2X BEDROOMS

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, 2022-01-26.

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 / AHL3242.

**Case No: 2019/11422****Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Judgment Creditor and Mohapi: Letshela Shadrack, 1st Judgment Debtor and Mokoena: Glenda, 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-07, 10:00, Sheriff Soweto West, 2241 Cnr Rasmeni & Nkopi Street, Protea North, Soweto**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 17 May 2021 in terms of which the below property will be sold in execution by the Sheriff SOWETO WEST on THURSDAY, 07 APRIL 2022 at 10:00 at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the highest bidder with a reserve of R280 000.00.

ERF 7845 PROTEA GLEN EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION I,Q., PROVINCE OF GAUTENG

MEASURING 270 (TWO HUNDRED AND SEVENTY) SQUARE METRES

HELD BY DEED OF TRANSFER T1025/2017

SUBJECT TO CONDITIONS THEREIN CONTAINED

which is certain, and is zoned as a residential property inclusive of the following: Main Building: 1x Lounge, 1x Bathroom, 1 x passage, 2x Bedrooms, and a Kitchen - WHICH CANNOT BE GUARANTEED.

The property is situated at: ERF7845/57 KGAMA STREET, PROTEA GLEN EXT 11 in the magisterial district of JOHANNESBURG 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 SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH.

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 as required by the Sheriff

4. Registration conditions: no person will be allowed on the premises if they are no registered for FICA and CPA

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 SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 2022-02-15.

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/MAT125345/rm. Attorney Acct: Citizen.

**Case No: 2019/37450**  
**Docex: 172 Johannesburg**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and Lungeo Hughes Ndumiso Mhlongo, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 09:00, THE SHERIFF PALM RIDGE 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 18th March 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold with a reserve price of R475 989.07 by the Sheriff of the High Court for the district of PALM RIDGE on WEDNESDAY the 6TH day of APRIL 2022 at 09:00 at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH with a reserve price of R475 989.07.

CERTAIN: ERF 4394 ALBERTSDAL EXTENSION 30 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 149 (ONE HUNDRED AND FORTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER T9274/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF LEOPARDS REST HOMEOWNERS ASSOCIATION, NPC REGISTRATION NUMBER 2016/237127/08

ZONING: Special Residential (not guaranteed)

The property is situated at 4394 SHERRY SPINNER STREET, LEOPARD'S REST SECURITY ESTATE and consists of Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Shower, 2 Walk-in Closets, 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 PALM RIDGE situated at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. 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 R15 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, 2022-02-22.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Gauteng. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/65562.

**Case No: 15897/2021**

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

**In the matter between: Nedbank Limited, Judgement Creditor and Nobuzwe Gangala, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 09:00, 39A Louis Trichardt Street, Alberton North**

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 Palm Ridge to the highest bidder subject to a reserve price of R416 000.00 and will be held at 39A Louis Trichardt Street, Alberton North on 6 April 2022 at 09H00 of the

undermentioned property of the Execution Debtor on the conditions which may be inspected at 39A Louis Trichardt Street, Alberton North prior to the sale.

Certain: Erf 4014 Albertsdal Extension 30 Township, Registration Division I.R., Province of Gauteng, being 4014 Red-Eyed Damsel Street, Albertsdal Extension 30.

Measuring: 182 (One Hundred and Eighty Two) Square Metres.

Held under Deed of Transfer No. T49146/2016

Situated in the Magisterial District of Palm Ridge.

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, Kitchen, 2 Bathrooms, 1 Shower, 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.

Take further note that:

The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy.

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

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.info.gov.za/view/downloadfileaction?id=99961>)

Rules of the auction and conditions of the sale may be inspected at The Sheriff's Office, Sheriff Palm Ridge, 39a Louis Trichardt Street, Alberton North, 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 buyers card.

The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash of a bank guaranteed cheque or EFT on the day of the 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 days after the sale.

The property may take 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.

Dated at Hammond Pole Majola Inc, Boksburg, 2022-01-26.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT444934/LW/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 38307/2020**

**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 Andre Michael De Sousa, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 11:30, 22 Voortrekker Street, Corner 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 R370 000.00 and will be held at 22 Voortrekker Street, Corner 2nd Street, Edenvale on 6 April 2022 at 11H30

of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 22 Voortrekker Street, Corner 2nd Street, Edenvale, prior to the sale.

Certain: Erf 155 Fishers Hill Township, Registration Division I.R, Province of Gauteng, being 37 Main Road, Fishers Hill Ext 1, Germiston.

Measuring: 496 (Four Hundred and Ninety Six) Square Metres;

Held under Deed of Transfer No. T44358/2016

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, Dining Room, Scullery, 3 Bedrooms, 2 Bathrooms.

Outside Buildings: 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.

Take further note that:

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.info.gov.za/view/downloadfileaction?id=99961>)

(b) FICA-legislation-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 the court rules, apply.

Dated at HP Ndlovu Inc, Boksburg, 2022-01-20.

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: MAT2117/NP/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 13177/2021**

**Docex: Docex 63 Cape Town**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Firstrand Bank Ltd, Plaintiff and Mervyn John Pause, First Defendant and Yolanda Pause, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-05, 11:00, the Office of the Sheriff of Goodwood at Unit B5, Coleman Business Park, Coleman Street, Elsies River**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the Office of the Sheriff of Goodwood at Unit B5, Coleman Business Park, Coleman Street, Elsies River, on Tuesday 05 April 2022 at 11h00, subject to a minimum reserve price of R 267 581.57 (two hundred and sixty seven thousand five hundred and eighty one rand fifty seven cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 133332 CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE  
SITUATE AT 23 Botterblom Street, Kalksteenfontein

In Extent: 268 (two hundred and sixty eight) square metres

Held by Deed of Transfer No. T21520/2008

The property is improved as follows, though in this respect nothing is guaranteed: 2 Bedrooms, Kitchen, Bathroom & Toilet, Lounge/Dining Room, Outside Attached Building

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendants for money owing to the plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the above mentioned sheriff of the court, and the auction will be conducted by the sheriff or his deputy.

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

- a) In accordance with the Directive of the Consumer Protection Act
- b) FICA-legislation requirements: proof of ID and residential address
- c) Payment of registration of R 15 000.00 in cash (refundable)
- d) Registration conditions

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

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) 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 financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) 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 in the conditions of sale.

Dated at Cape Town, 2022-02-01.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Telephone: (021) 423 5060. Fax: (021) 423 5099. Attorney Ref: FRB1/0456.

**Case No: 20723/2020**  
**Docex: 110 PRETORIA**

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

**In the matter between: NEDBANK LIMITED (Plaintiff) and MOJALEFA SIMON MOFOKENG, Identity number: 870219 5869 08 9 (First Defendant) and LEHLOGONOLO REBECCA MOFOKENG, Identity number: 890425 0771 08 1 (Second Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-07, 09:00, Sheriff Pretoria South-West's offices, Azania Building, cnr of Iscor Avenue and Iron Terrace Road, West Park, Pretoria**

(1) A Unit ("the mortgaged unit") consisting of-

(a) Section No. 85 as shown and more fully described on Sectional Plan No. SS819/2018 ("the sectional plan") in the scheme known

as GRAND WEST in respect of the land and building or buildings situate at ANDEON EXT 28 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 89 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 ST91226/2018

(2) An exclusive use area described as G85 (GARDEN) measuring 51 square metres being as such part of the common property, comprising the land in the scheme known as GRAND WEST in respect of the land and building or buildings situate at ANDEON EXT 28 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY as shown and more fully described on

Sectional Plan SS819/2018 held by Notarial Cession of Exclusive use rights SK7558/2018 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession;

PHYSICAL ADDRESS: UNIT 85 GRAND WEST, 607 FRED MESSENGER AVENUE, ANDEON EXT 28, PRETORIA

DOMICILIUM ADDRESS: 92 NINTH ON LEVER, LEOGEM P1, NOORDWYK, HALFWAY HOUSE

BONDHOLDER: NEDBANK LTD, P.O. BOX 1114, JOHANNESBURG 2000

ZONING: RESIDENTIAL PROPERTY

IMPROVEMENTS: 2 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE

TERMS: Cash, immediate internet bank transfer into the Sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, of 10% of the purchase price, the balance and interest of the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 21 days from the date of sale Auctioneer's charges are payable and calculated at 6% on the proceeds of the sale up to the first R100,000.00, 3,5 percent on R100,001.00 to R400,000.00 and 1,5 percent on the balance of the proceeds subject to a maximum commission of R40,000.00 and minimum of R3,000.00.

Dated at PRETORIA, 2022-02-11.

Attorneys for Plaintiff(s): VDT Attorneys Inc., VDT Attorneys Inc. 478 Koedoesnek Avenue, Waterkloof Ridge, Pretoria. Telephone: 012 452 1300. Fax: 086 623 2984. Attorney Ref: PETRUS V/D WALT/MAT77874.

**Case No: 38/2021**

**Docex: DOCEX 14, STRAND**

IN THE MAGISTRATE'S COURT FOR  
(STRAND)

**In the matter between: THE BODY CORPORATE OF GORDONIA, Applicant and ESTATE LATE GEORGE B-E MARKRAM, Respondent**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 11H00, Sheriff's Office Strand 120 Main Road, Strand**

PURSUANT to a judgement by the Magistrate's Court of Strand given on 18 February 2021 against Execution Debtor for monies owing by Execution Debtor to Execution Creditor and a Warrant of Execution against Immovable Property issued on 2 November 2021, the under mentioned property will be sold in execution on:6 April 2022 at 11h00 at SHERIFF'S OFFICE STRAND, 120 MAIN ROAD, STRAND By the Sheriff, (Deon Burger) or his Deputy, of the Magistrate's Court, Strand to the highest bidder for cash:

A unit consisting of:

1.0.19230 share in Section No. 7 as shown and more specifically described on Sectional Plan No SS 236/1985 in the scheme known as THE GORDONIA in respect of the land and building or buildings situate at GORDON'S BAY, in the City of Cape Town, Division Stellenbosch Road, Province of the Western Cape, of which the floor area, according to the said sectional plan is 184 (one hundred and eighty four) square meters in extent;

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 said sectional plan; and

3. held by Certificate of Registered Sectional Title Number ST236 --7/1985

Commonly known as: Unit 7, Week 33, The Gordonia, 157 Beach Road, Gordons Bay.

The following additional information is furnished though, in this respect, nothing is guaranteed in the event of the information not being correct.

IMPROVEMENTS AND LOCATION

The property sold consists of: two bedrooms, one bedroom with ensuite, two bathrooms, open plan kitchen and lounge, balcony facing beach, one double garage.

The property is situated at Unit 7, The Gordonia, 157 Beach Road, Gordon's Bay in the District of the Magistrates Court of Strand.

RESERVE PRICE AND OUTSTANDING LEVIES

The outstanding levies currently owed to the Body Corporate amount to R58 304.48

Dated at SOMERSET WEST, 2022-02-18.

Attorneys for Plaintiff(s): LEON FRANK & PARTNERS, 2nd Floor, Building 11 (Cedar House), Fairways, Niblick Way, Somerset West. Telephone: 021 851 0737. Fax: 086 476 7521. Attorney Ref: T250.

**Case No: 46223/2009****Docex: DX 101, PTA**

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

**In the matter between: ABSA BANK LIMITED (REG NO. 1986/004794/06) (EXECUTION CREDITOR) and ELITE CIRCLE TRADING 5 CC (REG NO. 2008/086646/23) (JUDGMENT DEBTOR)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-01, 09:00, by the Sheriff of the High Court THABAZIMBI, at the Sheriff's office, 10 Steenbok Street, Thabazimbi**

In pursuance of a judgment granted against the Judgment Debtor on 18 May 2010 wherein the Judgment Debtor's property described below was declared specially executable in the above Honourable Court and under a writ of execution issued thereafter the immovable property belonging to the Judgment Debtor listed hereunder will be sold in execution on FRIDAY, 1 APRIL 2022 at 09h00 by the Sheriff of the High Court THABAZIMBI, at the Sheriff's office, 10 Steenbok Street, Thabazimbi, to the highest bidder:

Description: PORTION 65 (A PORTION OF PORTION 20) OF THE FARM HARTBEESTFONTEIN 511, REGISTRATION DIVISION K.Q., LIMPOPO PROVINCE;

In extent: 1,3167 (ONE COMMA THREE ONE SIX SEVEN) HECTARES;

Physical Address: PORTION 65 (PTN OF PTN 20) FARM HARTBEESTFONTEIN 511 KQ, (C/O LETAKATAKA GAME LODGE, ROOIBERG ROAD);

Zoned: AGRICULTURAL;

HELD by the Judgment Debtor under Deed of Transfer No. T70402/2008.

IMPROVEMENTS: The following information is given but not guaranteed:

The improvements on the property consist of the following:

The subject property comprises a small vacant residential bushveld stand measuring 1.3167 hectares, being of square shape and forms part of a larger game farm development known as Letakataka Game Lodge. The larger Letakataka Game farm measures approximately 1.100 hectares, with the game farm development offering a total of 50 smaller residential bushveld stands with all stands registered in the Deeds Office as full title stands. Mentioned stands have no services such as water, electricity or roads to each separate stand.

Farm Access: From the town of Bela-Bela take the R516 Provincial Road towards Thabazimbi / Koedoeskop / Rooiberg and proceed for 60km, turn right at the Rooiberg road and proceed for 13.7km, with the main entrance of the Letakataka Game Lodge on the left. From the entrance gate the subject stand is located approximately 3.5km to the south. The small town of Rooiberg is located a further 3.6km along mentioned road.

The full conditions may be inspected at the office of the Sheriff of the High Court THABAZIMBI, during office hours, at 10 STEENBOK STREET, THABAZIMBI.

Note: Consumer Protection Act 68 of 2008:

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

1. All FICA documents required before auction.
2. A registration fee of R40,000.00 is required.
3. Registration form to be completed before the auction.
4. Registration closes at 09h00 on the day of the auction.

Should you buy on behalf of someone else, or a legal entity, you will need to present the Sheriff with written authority to this effect. Further information and Regulations in terms of the Consumer Protection Act 68 of 2008 are available at the office of the Sheriff for inspection.

Dated at PRETORIA, 2022-02-07.

Attorneys for Plaintiff(s): Newtons Attorneys, 2nd Floor, Lobby 3, Brooklyn Forum Building, 337 Veale Street, Nieuw Muckleneuk, Pretoria. Telephone: (012) 425-0215. Fax: (012) 460-9491. Attorney Ref: T0083811/Z Magagula/lm.

Case No: 13051/2020

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

**In the matter between: NEDBANK LIMITED, Judgement Creditor and NAOME CHRISTINE MACCLUNE (ID: 8007130037085), Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-08, 11:00, THE SHERIFF'S STOREROOM, ST SAVIOUR STREET, OUDTSHOORN**

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on FRIDAY, 08 APRIL 2022 at 11h00 at THE SHERIFF'S STOREROOM, ST SAVIOUR STREET, OUDTSHOORN:

CERTAIN: ERF 7357 OUDTSHOORN, IN THE MUNICIPALITY AND DIVISION OUDTSHOORN, PROVINCE OF THE WESTERN CAPE.

IN EXTENT 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T79075/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

THE PROPERTY IS ZONED: RESIDENTIAL

ALSO KNOWN AS: 7 NEPTUNIS ROAD, TOEKOMSRUS, OUDTSHOORN.

COMPRISING - (not guaranteed) - A FREESTANDING SINGLE STOREY, BRICK WALLS, CORRUGATED ROOF, LOUNGE, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, 1 SHOWER, 2 TOILETS, TILE FLOORS, SINGLE GARAGE, WIRE MESH & CONCRETE FENCING.

The Sale shall be by Public Auction subject to a reserve price of R370,000.00 to the highest bidder, subject to the High Court Act and Rules.

1. The purchaser shall pay to the Sheriff a deposit of 10 % of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer on the day of the 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 its attorney and shall be furnished to the sheriff within 21 days after the date of sale.

2. 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 7(b). Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 10% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date registration of transfer.

3. The full conditions of sale may be perused at the offices of THE SHERIFF'S OFFICE OF OUDTSHOORN at 7 HIGH STREET, OUDTSHOORN and will be read out by the Auctioneer, SB NAIDU prior to the Sale.

4. This Sale is a sale in execution pursuant to a judgement obtained in the above honourable court.

5. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at THE SHERIFF'S OFFICE OF OUDTSHOORN at 7 HIGH STREET, OUDTSHOORN.

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

(a) In accordance to the Consumer Protection Act 68 of 2008.

(b) FICA-legislation requirements: proof of ID and residential address

(c) Payment of a refundable registration fee of R10,000.00 in cash or bank guaranteed cheque.

(d) Registration conditions will apply.

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

Dated at DURBANVILLE, 2022-02-22.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/LS/W0034538.

**Case No: 8752/2021****Docex: DOCEX 1, TYGERBERG**

IN THE HIGH COURT OF SOUTH AFRICA  
(Western Cape Division)

**In the matter between: Nedbank Limited Plaintiff and Lucille Ruiters - Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-08, 10:00, Wynberg Magistrate's Court, Church Street, Wynberg**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 8th day of April 2022 at 10:00 at Wynberg Magistrates' Court, Church Street, Wynberg by the Sheriff of the High Court, to the highest bidder: Erf 4997 Pelikan Park, situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 57 Square Metres, held by virtue of Deed of Transfer no. T56446/2017, Street address: 299 Oystercatcher Road, Pelican Park

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location: A dwelling comprising: Brick walled maisonette under tiled roof, 2 upstairs bedrooms and downstairs with open plan living room / kitchen and bathroom/ / toilet

Reserved price: The property will be sold subject to a reserve price of R304,000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer.

Auctioneers charges: Payable by the Purchaser on the day of sale.

Conditions of sale: Same shall lie for inspection at the offices of the Wynberg South, Sheriff.

Dated at Bellville, 2022-02-21.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, 2nd Floor Tygervally Office Park Building No 2, cnr Willie van Schoor & Old Oak Roads, Bellville. Telephone: 021918 9007. Fax: 0866186304. Attorney Ref: H J Crous/La/NED15/2686. Attorney Acct: Minde Schapiro & Smith Inc.

**Case No: 7611/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and VIMBAINASHE LINDIWE MUNJERI (First Judgment Debtor) and KUDAKWASHE EMMANUEL MUNJERI (Second Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-30, 12:00, at the premises, Unit 108 Sunstone Complex, 80 Marquise Drive, Burgundy Estate, Cape Town**

In pursuance of a judgment granted by this Honourable Court on 24 February 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court Bellville, at the premises, Unit 108 Sunstone Complex, 80 Marquise Drive, Burgundy Estate, Cape Town on WEDNESDAY, 30 MARCH 2022 at 12H00, subject to a reserve price of R 1 400 000.00, to the highest bidder. Full Conditions of Sale may be inspected at the offices of the Sheriff of the Court, Bellville, 17 Dell Street, Klipkop, Parow Valley (Tel: 021 945 1852) 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:

1. A unit consisting of: (a) Section No. 108 as shown and more fully described on Sectional Plan No. SS76/2018 in the scheme known SUNSTONE in respect of the land and building or buildings situated at BURGUNDY, in the City of Cape Town, of which section the floor area, according to the said sectional plan, is 94 square metres in extent; and (b) an undivided share in and to 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 ST4499/2018 known as Unit 108 Sunstone Complex, 80 Marquise Drive, Burgundy Estate, Cape Town, Western Cape and subject to such conditions as set out in the aforesaid title deed and a tie condition that the owner of section no 108

Sunstone shall be entitled to the exclusive use, occupation and enjoyment of the areas marked parking area no. P22 and parking area no. P23;

2. An exclusive use area described as Parking Area P22 measuring 13 square metres, being as such part of the common property, comprising the land and the scheme known as SUNSTONE in respect of the land and building or buildings situated at BURGUNDY, in the City of Cape Town, as shown and more fully described in Sectional Plan No. SS76/2018 held by Notarial Deed of Cession No. SK1210/2018 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession;

3. An exclusive use area described as parking area P23 measuring 12 square metres being as such part of the common property, comprising the land and the scheme known as SUNSTONE in respect of the land and building or buildings situated at BURGUNDY, in the City of Cape Town, as shown and more fully described in Sectional Plan No. SS76/2018 held by Notarial Deed of Cession No. SK1210/2018 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession.

IMPROVEMENTS (not guaranteed): Plastered Walls, Tiled Roof, Lounge, Kitchen, 3 Bedrooms and 2 Bathrooms.

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 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. 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, 2022-03-10.

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/M28824.

**Case No: 29746/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and JUSTIN KRITZINGER (First Judgment Debtor) and GISELA FLORANCE KRITZINGER (Second Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-01, 14:00, at the Sheriff's Office, 612 Voortrekker Road, Brakpan, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 28 October 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court, Brakpan at the Sheriff's Office, 612 Voortrekker Road, Brakpan, Gauteng on FRIDAY, 1 APRIL 2022 at 14H00, subject to a reserve price of R700 000.00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court, Brakpan, 612 Voortrekker Road, Brakpan, Gauteng (Tel: 011 740 9519) 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 Erf 1610 Brakpan Township, Registration Division I.R, Province of Gauteng, in extent 495 square metres held by Deed of Transfer No. T42060/2016, also known as 106B Northdene Avenue, Brakpan, Gauteng, subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): Plastered House with Zink Roof, Lounge, Dining Room, Kitchen, Scullery, 3 Bedrooms, Bathroom and Garage. Flatlet with 1 Bedroom and 1 Bathroom.

This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchaser. The price bid shall be exclusive of VAT and the Purchaser 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 the sale or after the date of 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/DownloadFileActions?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, 2022-03-11.

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/M26391.

**Case No: 5054/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(IN THE HIGH COURT OF SOUTH AFRICA LIMPOPO DIVISION, POLOKWANE)

**In the matter between: NEDBANK LIMITED, APPLICANT and PHILLIP EVANS RAMPHASANE UBANE (ID NO.: 711124 5743 08 1) - FIRST RESPONDENT and PONO HILDA UBANE (ID NO.:770318 0525 08 3) - SECOND RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 10:00, SHERIFF OFFICE, NUMBER 66 PLATINUM STREET, LADINE, POLOKWANE, LIMPOPO PROVINCE**

IN THE HIGH COURT OF SOUTH AFRICA  
LIMPOPO DIVISION, POLOKWANE

**Case number: 5054/2019**

**In the matter between: NEDBANK LIMITED, APPLICANT AND PHILLIP EVANS RAMPHASANE UBANE (IDENTITY NUMBER: 711124 5743 08 1), FIRST RESPONDENT AND PONO HILDA UBANE (IDENTITY NUMBER: 770318 0525 08 3), SECOND RESPONDENT AND POLOKWANE MUNICIPALITY, THIRD RESPONDENT**

AUCTION

NOTICE OF SALE IN EXECUTION

In execution of a Judgment granted out of the High Court of South Africa in the abovementioned suit, a sale with R 588 000.00 reserve will be held by the SHERIFF OF POLOKWANE AT THE SHERIFF OFFICE, NUMBER 66 PLATINUM STREET, LADINE, POLOKWANE, LIMPOPO PROVINCE ON WEDNESDAY, 6 APRIL 2022 AT 10H00(AM) of the under mentioned property of the Respondents subject to the conditions of sale which are available for inspection at the offices of the Sheriff Polokwane, (015) 293-0762 to the highest bidder:-

A property consisting of - ERF 16691 POLOKWANE EXTENSION 83 TOWNSHIP  
(ALSO KNOWN AS: 16 TORONTO AVENUE, POLOKWANE, 0704)

REGISTRATION DIVISION L.S., LIMPOPO PROVINCE

MEASURING: 415 (FOUR HUNDRED AND FIFTEEN) SQUARE METRES

HELD UNDER DEED OF TRANSFER T00006069/2011

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS:

SINGLE FREESTANDING HOUSE WITH BRICK WALL, HARVEY TLE ROOF AND TILE FLOORS.

1X DINING ROOM

3X BEDROOMS  
 1X KITCHEN  
 2X BATHROOMS  
 1X SHOWER  
 2X TOILETS  
 1X STOREROOM

OTHER INFORMATION: FENCED WITH BRICK

Subject to the following conditions:

Take note that the Execution Creditor, Sheriff and/or Plaintiff's Attorneys does not give any warranties with the regard to the description and/or improvements.

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court on 30 JUNE 2020;
2. The Rules of this auction and a full advertisement are available between 08:00 and 16:30 before the auction, at the offices of the Sheriff of Polokwane at the Sheriff Office, NUMBER 66 PLATINUM STREET, LADINE, POLOKWANE LIMPOPO PROVINCE (015) 293-0762;
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/DownloadFileAuction?id=99961>)
  - b. FICA-legislation i.r.o proof of identity and address particulars,
  - c. Payment of Registration Fee of R10 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.

Dated at POLOKWANE, 2022-03-10.

Attorneys for Plaintiff(s): ESPAG MAGWAI ATTORNEYS, 26 JORISSEN STREET, ADAM TAS FORUM, POLOKWANE, 0699. Telephone: 015-297-5374. Fax: 015-297-4354. Attorney Ref: REF: PJ VAN STADEN/MS/MAT32240.

**Case No: 14105/2020**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED, Plaintiff and TWO SHIPS TRADING 139 PROPRIETARY LIMITED AND 8 OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-10, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET.**

**CONDITIONS OF SALE TO BE INSPECTED AT: 813 STANZA BOPAPE STREET, ARCADIA**

IN THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION, PRETORIA

**CASE NO: 14105/2020**

**In the matter between: NEDBANK LIMITED PLAINTIFF AND TWO SHIPS TRADING 193 PROPRIETARY LIMITED (REGISTRATION NUMBER: 2004/033516/07), FIRST DEFENDANT AND MICHAEL TAUTE (IDENTITY NUMBER: 710914 5085 08 2), SECOND DEFENDANT, ALLINDA SALOME TAUTE N.O (IDENTITY NUMBER: 741120 0031 08 8), THIRD DEFENDANT, RICHARD SEARLE-CHAPMAN N.O (IDENTITY NUMBER: 550311 5106 08 8), FOURTH DEFENDANT, MICHAEL TAUTE N.O (IDENTITY NUMBER: 710914 5085 08 2), FIFTH DEFENDANT, DEON DIRKSE VAN SCHALKWYK (IDENTITY NUMBER: 720225 5010 08 9), SIXTH DEFENDANT, JACOBUS HENDRIK NEUHOFF N.O (IDENTITY NUMBER: 730403 5052 08 2), SEVENTH DEFENDANT, HENDRIEN DIRKSE VAN SCHALKWYK N.O (IDENTITY NUMBER: 760312 0060 08 6), EIGHTH DEFENDANT AND DEON DIRKSE VAN SCHALKWYK N.O (IDENTITY NUMBER: 720225 5010 08 9), NINTH DEFENDANT**

NOTICE OF SALE IN EXECUTION – IMMOVABLE PROPERTY

In pursuance of a Judgment dated 7 July 2021 and an attachment, the following immovable property will be sold at the Sheriff's Office, CHRIST CHURCH, 820 PRETORIUS STREET by public auction on 31 March 2022 at 10:00 and the Conditions of Sale will be available for inspection at: 813 STANZA BOPAPE STREET, ARCADIA.

(a) Section No 7 as shown and more fully described on Sectional Plan No. SS 430/2005 in the scheme known as PERSEQUOR CLOSE in respect of the land and building or buildings situate at PERSEQUOR township, Local Authority: the City of Tshwane Metropolitan Municipality of which section the floor area, according to the said sectional plan is 351 (Three Hundred and Fifty One) 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. The Conditions of Sale may be inspected at the Sheriff's Office, 813 STANZA BOPAPE STREET, ARCADIA. 1.

TERMS: The purchaser shall immediately on demand pay the sheriff's commission calculated as follows;

1.1 6% on the first R100 000.00, and

1.2 3.5% on R100 001.00 to R400 000, and

1.3 1.5% on the balance of the proceeds of the sale,

SECTION LAYOUT: 4 Offices, Open Plan reception area, Kitchen AND 2 Toilets

DATED AT ROODEPOORT ON THIS 28th DAY OF FEBRUARY 2022.

VICTOR & PARTNERS INCORPORATED ATTORNEYS FOR THE PLAINTIFF UNIT 10, 2ND FLOOR HIGHCLIFF OFFICE PARK CNR WILHELMINA AVE & CHRISTIAAN DE WET ROAD CONSTANTIA KLOOF ROODEPOORT TEL: 011 831 0000 E-MAIL: MELISSA@VICTORANDPARTNERS.CO.ZA REF: ML/JP/MAT12775 C/O PDRATTORNEYS Hatfield Bridge Office Park Cnr Richard & Stanza Bopape (Church) Street Hatfield PRETORIA

Dated at ROODEPOORT, 2022-03-10.

Attorneys for Plaintiff(s): VICTOR AND PARTNERS ATTORNEYS, UNIT 10, 2ND FLOOR, HIGHCLIFF OFFICE PARK, CNR OF WILHELMINA AND CHRISTIAAN DE WET ROADS, CONSTANTIA KLOOF. Telephone: 0118310000. Attorney Ref: MAT12775 / MELISSA LEE / NJ.

**Case No: 14105/2020**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED, Plaintiff and TWO SHIPS TRADING 193 PROPRIETARY LIMITED AND 8 OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-30, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET**

**CONDITIONS TO BE INSPECTED AT: 813 STANZA BOPAPE STREET, ARCADIA**

IN THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION, PRETORIA

**CASE NO: 14105/2020**

**In the matter between: NEDBANK LIMITED, PLAINTIFF AND TWO SHIPS TRADING 193 PROPRIETARY LIMITED (REGISTRATION NUMBER: 2004/033516/07), FIRST DEFENDANT and MICHAEL TAUTE (IDENTITY NUMBER: 710914 5085 08 2), SECOND DEFENDANT, ALLINDA SALOME TAUTE N.O (IDENTITY NUMBER: 741120 0031 08 8), THIRD DEFENDANT, RICHARD SEARLE-CHAPMAN N.O (IDENTITY NUMBER: 550311 5106 08 8), FOURTH DEFENDANT, MICHAEL TAUTE N.O (IDENTITY NUMBER: 710914 5085 08 2), FIFTH DEFENDANT, DEON DIRKSE VAN SCHALKWYK (IDENTITY NUMBER: 720225 5010 08 9), SIXTH DEFENDANT, JACOBUS HENDRIK NEUHOFF N.O (IDENTITY NUMBER: 730403 5052 08 2), SEVENTH DEFENDANT, HENDRIEN DIRKSE VAN SCHALKWYK N.O (IDENTITY NUMBER: 760312 0060 08 6), EIGHTH DEFENDANT and DEON DIRKSE VAN SCHALKWYK N.O (IDENTITY NUMBER: 720225 5010 08 9), NINTH DEFENDANT**

NOTICE OF SALE IN EXECUTION – IMMOVABLE PROPERTY

In pursuance of a Judgment dated 7 July 2021 and an attachment, the following immovable property will be sold at the Sheriff's Office, CHRIST CHURCH, 820 PRETORIUS STREET by public auction on 31 March 2022 at 10:00 and the Conditions of Sale will be available for inspection at: 813 STANZA BOPAPE STREET, ARCADIA.

(a) Section No 9 as shown and more fully described on Sectional Plan No. SS 430/2005 in the scheme known as PERSEQUOR CLOSE in respect of the land and building or buildings situate at PERSEQUOR township, Local Authority: the City of Tshwane Metropolitan Municipality of which section the floor area, according to the said sectional plan is 321 (Three Hundred and Twenty One) 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. The Conditions of Sale may be inspected at the Sheriff's Office, 813 STANZA BOPAPE STREET, ARCADIA. 1.

TERMS: The purchaser shall immediately on demand pay the sheriff's commission calculated as follows; 1.1 6% on the first R100 000.00, and 1.2 3.5% on R100 001.00 to R400 000, and 1.3 1.5% on the balance of the proceeds of the sale,

SECTION LAYOUT: One and a half offices DATED AT ROODEPOORT ON THIS 28th DAY OF FEBRUARY 2022.

VICTOR & PARTNERS INCORPORATED ATTORNEYS FOR THE PLAINTIFF UNIT 10, 2ND FLOOR HIGHCLIFF OFFICE PARK CNR WILHELMINA AVE & CHRISTIAAN DE WET ROAD CONSTANTIA KLOOF ROODEPOORT TEL: 011 831 0000 E-MAIL: MELISSA@VICTORANDPARTNERS.CO.ZA REF:ML/JP/MAT12775 C/O PDRATTORNEYS Hatfield Bridge Office Park Cnr Richard & Stanza Bopape (Church) Street Hatfield PRETORIA

Dated at ROODEPOORT, 2022-03-10.

Attorneys for Plaintiff(s): VICTOR AND PARTNERS ATTORNEYS, UNIT 10, 2ND FLOOR, HIGHCLIFF OFFICE PARK, CNR WILHELMINA AND CHRISTIAAN DE WET ROADS, CONSTANTIA KLOOF. Telephone: 0118310000. Attorney Ref: MAT12775 / MELISSA LEE / NJ.

**Case No: 19429/2018**

**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 Marais, David Jacobus, First Judgment Debtor and Marais, Liana, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-05, 10:00, The old Absa Building, Ground Floor, Cnr Human and Kruger Street, Krugersdorp**

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 R170 000.00 will be held by the offices of the Sheriff of the High Court Krugersdorp at The old Absa Building, Ground Floor, Cnr Human and Kruger Street, Krugersdorp, on Tuesday the 5 day of April 2022 at 10h00 of the undermentioned property of the Judgment Debtors subject to the Conditions of Sale: Property Description: 1. A Unit consisting of: (a) Section No. 29 as shown and more fully described on Sectional Plan No SS 64/1997, in the scheme known as Westwood Village in respect of the land and building or buildings situate at West Krugersdorp Township, Local Authority: Mogale City Local Municipality; of which section the floor area, according to the said sectional plan is 65 (Sixty Five) square meters 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 Number ST27122/2016 and situate at 29 Westwood Village, 53 Rustenburg Road, Krugersdorp West, Gauteng in the Magisterial District of Mogale City, Improvements: The following information is furnished in respect of the improvements: Constructed Of Brick Walls And Metal Roof; Main Building: Simplex: Lounge, Kitchen, 2 Bedrooms, Bathroom Out Buildings: None 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 Krugersdorp at The old Absa Building, Ground Floor, Cnr Human and Kruger Street, Krugersdorp. 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, 2022-02-28.

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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/S54979.

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**Case No: 4606/2020**

**Docex; 3**

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

**In the matter between: TUHF URBAN FINANCE (RF) LIMITED, Plaintiff and FOUNTAIN VIEW LODGE (PTY) LIMITED, 1<sup>st</sup> Defendant and RANGASAMY GORDON PILLAY, 2<sup>nd</sup> Defendant**

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

**2022-04-06, 10:00, 6A THIRD STREET, BLOEMFONTEIN**

In pursuance of Judgments of the above Honourable Court dated 30 June 2021 and 21 October 2021 and a Writ of Execution, the following property will be sold in execution on WEDNESDAY, 6 APRIL 2022 at 10:00 at 6A THIRD STREET, BLOEMFONTEIN

CERTAIN: ERF 11335, BLOEMFONTEIN, DISTRICT BLOEMFONTEIN, FREE STATE PROVINCE

also known as FOUNTAIN VIEW, 23 FONTEIN STREET, CBD, BLOEMFONTEIN

MEASURING: IN EXTENT 967 (Nine hundred and sixty seven) square meters

HELD: By Deed of Transfer T10505/2018

DESCRIPTION: A double story building consisting of 39 rooms. Each room varies in size from 9 to 30 square meters. The property was previously occupied by the Salvation Army. The building has communal bathrooms and kitchen. Brick building with pitched tile roof, concrete slab floors. However, nothing in this regard is guaranteed and the property is sold voetstoots or "as is".

The conditions of sale in execution can be inspected during office hours at the offices of the Acting Sheriff for the High Court, BLOEMFONTEIN-EAST.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to judgments 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, BLOEMFONTEIN EAST, 3 SEVENTH STREET, BLOEMFONTEIN

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.

4. Registration conditions.

5. Registration amount is R5 000.00.

The office of the ACTING SHERIFF OF THE HIGH COURT, BLOEMFONTEIN WEST, 6A THIRD STREET, BLOEMFONTEIN will conduct the sale with auctioneer M ROODT or P ROODT

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

Dated at Bloemfontein, 2022-02-22.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 051-50 50 200. Fax: 0862705220. Attorney Ref: MCV GERDENER/AAT280 E-mail: [natasja@mcintyre.co.za](mailto:natasja@mcintyre.co.za). Attorney Acct: 00000001.

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Case No: 2125/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(Western Cape Division, Cape Town)

**In the matter between: Filigro (Pty) Ltd, Plaintiff and Annake Muller Publishing (Pty) Ltd, 1<sup>st</sup> Defendant and Anna Muller, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 11:00, The Sheriff of Cape Town East of Unit 15, Macias Industrial Park, BP Road, Montague Gardens, 7441**

ERF 175173, CAPE TOWN, IN THE CITY OF CAPE TOWN, DIVISION CAPE TOWN, WESTERN CAPE PROVINCE

SITUATED AT 25A POLO ROAD, OBSERVATORY, WESTERN CAPE PROVINCE

IN EXTENT: 272 (TWO HUNDRED AND SEVENTY-TWO) SQUARE METERS

HELD BY TITLE DEED T68292/2014;

SUBJECT TO THE CONDITIONS OF SALE

1. The property will be sold in execution and voetstoots to the highest bidder by public auction subject to a reserve price of R1 200 000-00 and subsequent to the provisions and conditions of the High Court Rules as amended and the rules applicable thereto and also the servitudes and conditions attaching to the property contained in the relevant title deeds;

2. The following information is furnished but not guaranteed:-

The immovable property consists of an Erf measuring 272.00 square meters in extent and includes a two (2) bedroom residential dwelling;

3. The full and complete Conditions of Sale will be announced by the Sheriff of the High Court or the Auctioneer immediately before the sale and will lie for inspection at the offices of the Sheriff of the Court, Cape Town East situated at Unit 15, Macias Industrial Park, BP Road, Montague Gardens, 7441;

4. The payment shall be effected in accordance with clause 8 of the Conditions of Sale and inter alia, as follows:-

4.1 ten percent (10%) of the purchase price on the day of the sale; and

4.2 the balance together with interest thereon in accordance with clause 8.6 of the Conditions of Sale, which payment shall be secured by an approved bank guarantee within twenty one (21) days after the date of the sale.

Dated at CapeTown, 2022-03-07.

Attorneys for Plaintiff(s): Springer - Nel Attorneys, 3rd Floor, 71 Loop Street, Cape town, 8001. Telephone: 021 426 15 21. Attorney Ref: W08182.

Case No: 27/2020

Docex: 31

IN THE HIGH COURT OF SOUTH AFRICA  
[Mpumalanga Division, Mbombela (Main Seat)]

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited (Reg. No. 2003/029628/07) First Plaintiff, Absa Bank Limited (Reg. No. 1986/004794/06) Second Plaintiff and Patrick Patrese Jones Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 10:00, At the Magistrates Office of White River**

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, Mpumalanga Division, Mbombela (Main Seat), as per Court Order dated 15 November 2021 at the Sheriff White River's sale premises, Magistrates Office of White River on 6 April 2022 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff White River & Nsikazi, 36 Hennie van Till Street, White River, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 1737 White River Extension 31 Township, Registration Division: J.U., Province of Mpumalanga, Measuring: 1060 square metres, Held by Deed of Transfer No. T27080/2007

Situated at: Erf 1737 White River Extension 31 Township, also known as 25 Pebble Beach Close, White River Country Estate, White River Extension 31, Mpumalanga Province

Zoned: Residential

Nothing Guaranteed in this regard:

Improvements: Double storey Freestanding with Brick Walls, Tile roof, Carpets floor, consisting of: 2 x lounges, dining room, 5 x bedrooms, kitchen, laundry, 5 x bathrooms, 5 x showers, Outbuilding: Swimming pool, other braai area with 3 fire

Places

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. 1.1 Proof of residential address.

Dated at Pretoria, 2022-03-11.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/0743.

**Case No: 8325/2021**

**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 Petrus Francois Baklenberg Erasmus, First Defendant and Dora-Marie Erasmus, Second Defendant**

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

**2022-04-08, 10:00, Sheriff's sale premises, at Magistrates Court Fochville, cnr Losberg & Kerk Street, Fochville**

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 10 June 2021 at the sheriff Fochville's sale premises at the Magistrates Court Fochville, cnr Losberg & Kerk Street, Fochville on 8 March 2022 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Fochville, at 11 Horvitch Street, Fochville, 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 611 Fochville Township, Registration Division: I.Q., Province of North

West, In extent: 991 square metres, Held by Deed of Transfer No. T 140603/2007

Zoned: Residential

Situated at: Erf 661 Fochville Township, also known as 82 Skool Street, Fochville, Gauteng Province

Improvements: Nothing guaranteed in this regard:

Dwelling consisting of: 3 x bedrooms, 1 x bathroom, lounge, kitchen, dining room, garage, 1 separate toilet & 1 x servants room

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, 2022-03-11.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/6268.

Case No: 26089/2021

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

**In the matter between: NEDBANK LTD, Plaintiff and MONYELEKGAU, E, 1<sup>st</sup> Defendant and MONYELEKGAU, SF, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-08, 09h30, Sheriff Boksburg, 182 Leeuwoort 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 R360 000.00, will be held by the Sheriff Boksburg, 182 Leeuwoort Street, Boksburg on the 8th day of APRIL 2022 at 09h30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Boksburg at 182 Leeuwoort Street, Boksburg.

CERTAIN: Erf 504 Vosloorus Extension 5 Township, Registration Division I.R. Province of Gauteng

Measuring 445 (Four Hundred and Forty Five) square metres.

Held by Deed of Transfer Number T010085/2009

Situate at: 504 MUFHULU STREET, VOSLOORUS EXTENSION 5 TOWNSHIP,

IMPROVEMENTS: (not guaranteed):

MAIN BUILDING: CONDITION : GOOD

DESCRIPTION: FREESTANDING HOUSE

IMPROVEMENTS: LOUNGE, 3 BEDROOMS, KITCHEN, BATHROOM AND CARPORT, PEN PLAN KITCHEN AND LOUNGE, 1 BATHROOM

CONSTRUCTION WALLS: BRICK: CONSTRUCTION ROOF: TILE

THE PROPERTY IS ZONED: RESIDENTIAL

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

·6% on the first R100 000.00 of the proceeds of the sale; and

·3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and

·1.5% on the balance of the proceeds 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).

Dated at JOHANNESBURG, 2022-01-20.

Attorneys for Plaintiff(s): ENDERSTEIN VAN DER MERWE INC, 1st Floor Bradford Corner, Bradford Road, Bedford Gardens, Bedfordview. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/MJ/N02088. Attorney Acct: ARENA HOLDINGS.

Case No: 30417/2018

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

**In the matter between: NQABA GUARANTEE SPV (PTY) LTD, 1st Applicant / Execution Creditor and ESKOM FINANCE COMPANY SOC LTD, 2nd Applicant / Execution Creditor and MATLOU; EL, Respondent / Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 09:00, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH by SHERIFF PALM RIDGE**

In execution of a judgment of the HIGH COURT SOUTH AFRICA, GAUTENG LOCAL DIVISION - JOHANNESBURG, in the suit, a sale WITH RESERVE PRICE OF R500 000.00 to the highest bidder, will be held by the SHERIFF PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH on 6 APRIL 2022 at 09H00 of the under mentioned property of the defendants on the conditions which may be inspected at the offices of the

sheriff, prior to the sale. CERTAIN: ERF 1465 MAYBERRY PARK TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 990 (NINE HUNDRED AND NINETY) SQUARE METRES, HELD BY DEED OF TRANSFER T2292/2009, SITUATED AT 20 LEPELHOUT STREET, MAYBERRY PARK, ALBERTON, ZONING: ZONED RESIDENTIAL, MAGISTERIAL DISTRICT: PALM RIDGE, IMPROVEMENTS: (Please Note that nothing is Guaranteed and/or no Warranty is given in respect thereof) MAIN BUILDING: SINGLE STOREY RESIDENCE comprising of DINING ROOM, LOUNGE, KITCHEN, 4 BEDROOMS AND 2 BATHROOMS. OUTBUILDING (S): DOUBLE GARAGE, CARPORT. IMPROVEMENTS: The nature, extent, condition and existence of the improvements are not guaranteed and 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 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 days after the date of sale. 3. The rules of auction and the conditions of the sale are available 24 hours prior to the auction at the offices of the SHERIFF PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. The office of the Sheriff PALM RIDGE 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 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) FICA legislation - Proof of Identity and address particulars (c) Payment of a registration fee of R15 000.00 in cash (d) Registration conditions

Dated at JOHANNESBURG, 2022-03-07.

Attorneys for Plaintiff(s): PME Attorneys Northcliff, C/o Olivier & Malan Attorneys, Unit 4 Gardens Business Park, Ateljee Road, Randpark Ridge. Telephone: 086 112 2117. Fax: 086 573 0660. Attorney Ref: JAJ Moller / X402.

**Case No: 2835/2021**

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

**In the matter between: Nedbank Limited, Plaintiff and Marcel Van Heerden, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, 10:00, Sheriff's Office, Unit 12 Anterama Park, Borssenberg Street, Daljosaphat, Paarl**

In execution of judgment in this matter, a sale will be held on 31 MARCH 2022 at 10H00 at THE SHERIFF'S OFFICES, UNIT 12 ANTERAMA PARK, BORSSENBERG STREET, DALJOSAPHAT, PAARL, of the following immovable property:

ERF 1973 KLAPMUTS, situated in the Stellenbosch Municipality, Division Paarl, Province of the Western Cape

IN EXTENT: 529 Square Metres,

Held under Deed of Transfer No: T31440/2016

ALSO KNOWN AS: 52 Rozenmeer Estate, Klapmuts;

IMPROVEMENTS (not guaranteed): Zink Roof, Double Garage, Double Story House, 1 Kitchen with built in cupboards and Tiled Floor, 1 X lounge and dining room area, 3 bedrooms - 1 with on suite bathroom, 1 full bathroom upstairs and down stairs only a toilet with hand basin.

1. 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.

2. The Purchasers shall pay the sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque or an EFT on the day of the sale.

3. 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 14 (fourteen) days after the sale.

4. The property may be taken possession of after signature of the conditions of sale, payment of the 10% deposit and upon the balance of the purchase price being secured in terms of condition 7(b).

5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of R \_\_\_\_\_ per month from \_\_\_\_\_ to date of transfer.

6. The sale will be conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for the money owing to the Plaintiff.

7. auction will be conducted by the Sheriff MR NKHUMISE or his Deputy.

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

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

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

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

11. 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.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: Unit 12 Anterama Park, Borssenberg Street, Daljosaphat, Paarl, 24 hours prior to the auction.

Dated at Cape Town, 2022-03-08.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town 8001. Telephone: (021) 464-4792. Attorney Ref: PALR/pf/NED2/2875.

**Case No: 2835/2021**

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

**In the matter between: Nedbank Limited, Plaintiff and Marcel Van Heerden, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, 10:00, Sheriff's Office, Unit 12 Anterama Park, Borssenberg Street, Daljosaphat, Paarl**

In execution of judgment in this matter, a sale will be held on 31 MARCH 2022 at 10H00 at THE SHERIFF'S OFFICES, UNIT 12 ANTERAMA PARK, BORSSENBERG STREET, DALJOSAPHAT, PAARL, of the following immovable property:

ERF 1973 KLAPMUTS, situated in the Stellenbosch Municipality, Division Paarl, Province of the Western Cape

IN EXTENT: 529 Square Metres,

Held under Deed of Transfer No: T31440/2016

ALSO KNOWN AS: 52 Rozenmeer Estate, Klappmuts;

IMPROVEMENTS (not guaranteed): Zink Roof, Double Garage, Double Story House, 1 Kitchen with built in cupboards and Tiled Floor, 1 X lounge and dining room area, 3 bedrooms - 1 with on suite bathroom, 1 full bathroom upstairs and down stairs only a toilet with hand basin.

1. 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.

2. The Purchasers shall pay the sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque or an EFT on the day of the sale.

3. 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 14 (fourteen) days after the sale.

4. The property may be taken possession of after signature of the conditions of sale, payment of the 10% deposit and upon the balance of the purchase price being secured in terms of condition 7(b).

5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of R\_\_\_\_\_ per month from \_\_\_\_\_ to date of transfer.

6. The sale will be conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for the money owing to the Plaintiff.

7. The auction will be conducted by the Sheriff MR NKHUMISE or his Deputy.

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

9. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

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

11. 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.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: Unit 12 Anterama Park, Borsenberg Street, Daljosaphat, Paarl, 24 hours prior to the auction.

Dated at Cape Town, 2022-03-11.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town 8001. Telephone: (021) 464-4792. Attorney Ref: PALR/pf/NED2/2875.

**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:**

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: 9541/2015  
DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**In the matter between: Absa Bank Limited, Plaintiff and Natasha Valerey April, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-30, 10:00, 51 Kruger Street, Bronkhorstspuit**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 16 MARCH 2015 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 BRONKHORSTSPRUIT on 30 MARCH 2022 at 10:00 at 51 KRUGER STREET, BRONKHORSTSPRUIT, to the highest bidder with a reserve price of R21,000.00:

CERTAIN: PORTION 1 OF ERF 318 ERASMUS TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG; MEASURING: 1276 (ONE THOUSAND TWO HUNDRED AND SEVENTY SIX) SQUARE METRES; HELD: Under Deed of Transfer T63205/2007; SITUATE AT: 14 NORTH STREET, ERASMUS, BRONKHORSTSPRUIT;

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, Study, Kitchen, Scullery, 3 x Bedrooms, 2 x Bathrooms 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 Rules of this auction are available 24 hours before the auction at the office of the SHERIFF BRONKHORSTSPRUIT, 51 KRUGER STREET, BRONKHORSTSPRUIT. The SHERIFF BRONKHORSTSPRUIT 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 R20 000.00 (refundable).
- 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 BRONKHORSTSPRUIT, 51 KRUGER STREET, BRONKHORSTSPRUIT, during normal office hours Monday to Friday, Tel: 013 932 2920, 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/MAT19986).

Dated at Johannesburg on the 4 February 2022

Smit Sewgoolam Inc., 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Tel: 011-646 0006. Fax: 011 646 0016. Ref: JE/sj/Mat19986.

Case No: 11624/2021

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff, and SHEKAILA CHARNTEL BOTHA N.O. [In her capacity as the duly appointed executrix of the late Ronald Botha], Defendant**

NOTICE OF SALE - AUCTION

**2022-03-30, 09:00, THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE AT 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

ERF 1628, BRACKENHURST EXTENSION 2; REGISTRATION DIVISION I.R.; PROVINCE OF GAUTENG; MEASURING 1562 SQUARE METERS; HELD BY DEED OF TRANSFER NUMBER: T51134/2007; AND CORRESPONDING TO 3 NASTURTIUM STREET, BRACKENHURST, ALBERTON, JOHANNESBURG

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

Property Description: Main Building - single storey; brick walls; corrugated iron roof; tiled floors throughout the house other than the bedrooms which are carpeted; there is a lounge, dining room, three bedrooms, kitchen, two bathrooms, one shower and two toilets; Out Building - single storey; brick walls; corrugated iron roof; concrete floor; there is a lounge, one bedroom, one bathroom, one toilet; there is a double garage and a double carport; the boundary of the property is surrounded by a concrete wall; there is paving within and a garden and swimming pool; the premises are well looked after with a neat garden; the property falls within the magisterial di

TERMS ARE AS FOLLOWS:

- 10% (ten percent) of the purchase price in cash, bank guaranteed cheque or by way of an electronic funds transfer on the day of the sale;

- the balance of the purchase price is to be paid against transfer to 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 from date of sale;

- all transfer dues, costs or transfers, and arrear levies, rates, taxes and other charges necessary to effect transfer of the property are payable by the purchaser;

- auctioneer's charges payable on the day of the sale, to be calculated as follows: 6% (six percent) 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 subject to a maximum commission of R40 000.00 plus VAT if applicant and a minimum of R3 000.00 plus VAT is applicable on the conditions of sale as per the Gazetted increase in sheriffs tariffs, effective from 1 November 2017 - Gazette No. 41442 iii;

- the estimated cost of advertising the auction is R2 700.00; and

- the execution creditor shall have the right to bid at the foreclosure sale.

RULES OF AUCTION

A copy of the Rules of Auction are available from The Sheriff's Office, Sheriff Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

TAKE FURTHER NOTE THAT -

- the Notice of Sale complies 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 68 of 2008 ("CPA"), the Regulations promulgated thereunder and the "Rules of Auction", where applicable;

- prospective bidders must, prior to the commencement of the auction, register as such in terms of the Regulations of the CPA by providing proof of identity and residence in terms of the Financial Intelligence Centre Act 38 of 2001 ("FICA");

- a Registration Fee of R15,000.00 (refundable) is payable by all bidders prior to the commencement of the auction and in order to obtain a buyer's card;

- the Registration Conditions, as set out in the Regulations of the CPA, will apply;

- a copy of the CPA and the Regulations thereto, are available 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 purchaser shall pay to the sheriff a deposit of 10% (ten per cent) of the purchase price in cash or by guaranteed cheque on the day of the sale;

- the balance of the purchase price shall be paid against transfer of the property 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 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 set out above;

- should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at a rate of 1% of the purchase price from the date of possession of the property and thereafter monthly on or before the 1st day of each month until date of registration of transfer.

Dated at Sandton on the 8 March 2022

WERKSMANS ATTORNEYS, THE CENTRAL, 96 RIVONIA ROAD, SANDTON. Tel: 011 535 8000. Fax: 011 535 8600. Ref: FIRS7832.839.

**Case No: 4242/2020**  
**Docex 7, Port Elizabeth**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and PIETER WILLEM VORSTER, Defendant**

**NOTICE OF SALE IN EXECUTION AND AUCTION: IMMOVABLE PROPERTY**  
**2022-04-06, 10:00, 6A Third Street, Arboretum, Bloemfontein West**

In pursuance of a judgment dated 04 November 2021 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Bloemfontein East, on Wednesday 06 April 2022 at 10:00 at 6A Third Street, Arboretum, Bloemfontein West, by public auction and with a reserve in the amount of R420,000.00.

Portion 137 Highveld Holdings, District Bloemfontein, Free State Province, in the Mangaung Metropolitan Municipality, in extent 4,2827 (Four Comma Two Eight Two Seven) hectares, held by Deed of Transfer No. T2076/2018, which property is situated at Stand 137, Highveld Small Holdings.

Description of Property: Single storey residence under a galvanised iron roof consisting of 3 bedrooms, 1 bathroom, 1 kitchen, 1 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 R40,000.00 eft/card.
- d) Registration Condition.

The office of the Sheriff will conduct the sale with auctioneers M Roodt and P Roodt. Advertising costs at current publication tariffs and sale costs according to court rules will apply.

Dated at Port Elizabeth on the 8 March 2022

Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027200. Fax: 0415852239. Ref: Rea Semane.

Case No: 2835/2021

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

**In the matter between: Nedbank Limited, Plaintiff, and Marcel Van Heerden, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, 10:00, Sheriff's Office, Unit 12 Anterama Park, Borsenberg Street, Daljosaphat, Paarl**

In execution of judgment in this matter, a sale will be held on 31 MARCH 2022 at 10H00 at THE SHERIFF'S OFFICES, UNIT 12 ANTERAMA PARK, BORSENBERG STREET, DALJOSAPHAT, PAARL, of the following immovable property:

ERF 1973, KLAPMUTS, situated in the Stellenbosch Municipality, Division Paarl, Province of the Western Cape, IN EXTENT: 529 Square Metres, Held under Deed of Transfer No: T31440/2016 ALSO KNOWN AS: 52 Rozenmeer Estate, Klapmuts;

IMPROVEMENTS (not guaranteed): Zink Roof, Double Garage, Double Story House, 1 Kitchen with built in cupboards and Tiled Floor, 1 X lounge and dining room area, 3 bedrooms - 1 with on suite bathroom, 1 full bathroom upstairs and down stairs only a toilet with hand basin.

1. 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.

2. The Purchasers shall pay the sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque or an EFT on the day of the sale.

3. 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 14 (fourteen) days after the sale.

4. The property may be taken possession of after signature of the conditions of sale, payment of the 10% deposit and upon the balance of the purchase price being secured in terms of condition 7(b).

5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of R\_\_\_\_\_ per month from \_\_\_\_\_ to date of transfer.

6. The sale will be conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for the money owing to the Plaintiff.

7. The auction will be conducted by the Sheriff MR NKHUMISE or his Deputy.

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

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

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

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

11. 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.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: Unit 12 Anterama Park, Borsenberg Street, Daljosaphat, Paarl, 24 hours prior to the auction.

Dated at Cape Town on the 11 March 2022

Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town 8001. Tel: (021) 464-4792. Ref: PALR/pf/NED2/2875.

Case No: 2975/2020

30 Pretoria

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firstrand Bank Limited, Applicant and Keneilwa Pearl Tuseko (Matsena), ID : 780801  
0395 08 1, 1st Respondent and City of Tshwane Metropolitan Municipality, 2nd Respondent**

NOTICE OF SALE IN EXECUTION

**2022-03-29, 10:00, 1281 Church Street, Hatfield**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria in the suit, a sale without a reserve price to the highest bidder, will be held by the Sheriff Pretoria South East at 1282 Church Street, Hatfield on 29 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 470, Wingate Park Township, Registration Division J.R., Province of Gauteng, Measuring: 1 249 square metres; Held by Deed of Transfer No T58294/2015, Situated at: 857 Oudtshoorn Street, Wingate Park, Pretoria, Gauteng Province.

Improvements: (please note that nothing is guaranteed and/or no warranty is given in respect thereof)

main building consisting of lounge/dining room, kitchen, 4 x bedrooms, 1,5 x bathrooms, 2 x garages and worker's quarters. 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 Pretoria South East at 1282 Church Street, Hatfield. The office of the Sheriff Pretoria South East 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 (url <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, Pretoria South East at the above address.

Dated at Pretoria on the 8 February 2022

RWL Inc., Block C, Equity Park, 257 Brooklyn Road, Pretoria. Tel: (012)362-8990. Ref: R Theron/VAN004/F314334.

Case No: 70126/2018

30 Pretoria

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firstrand Bank Limited, Applicant and Mbongeni Zamokwakhe Manqele, ID 580329  
5842 084, 1st Respondent, Florah Ntshadi Mokgobo Manqele, ID 630929 0683 080, 2nd Respondent**

**City of Tshwane Metropolitan Municipality, 3rd Respondent**

NOTICE OF SALE IN EXECUTION

**2022-03-29, 10:00, 1281 Church Street, Hatfield**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria in the suit, a sale without a reserve price to the highest bidder, will be held by the Sheriff Pretoria South East at 1282 Church Street, Hatfield on 29 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 773, Pretorius Park Ext 8 township, Registration Division J.R., Province of Gauteng

Measuring: 1 138 square metres; Held by Deed of Transfer No T35204/2001, subject to the conditions therein contained and more especially to the prohibition against transfer without a clearance certificate from the Woodhill Home Owners Association, Situated at: 1053 Woodhill Drive, Pretorius Park, Extension 8, Pretoria, Gauteng Province, ,

Improvements: (please note that nothing is guaranteed and/or no warranty is given in respect thereof)

main building consisting of entrance hall, lounge, 2 family rooms, dining room, study, kitchen, pantry, scullery, 5 x bedrooms, 4 x bathrooms, toilet and dressing room and outbuildings consisting of 4 garages, servant's room and bathroom and toilet.

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 Pretoria South East at 1282 Church Street, Hatfield. The office of the Sheriff Pretoria South East 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 (url <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, Pretoria South East at the above address.

Dated at Pretoria on the 8 February 2022

RWL Inc., Block C, Equity Park, 257 Brooklyn Road, Pretoria. Tel: (012)362-8990. Ref: R Theron/VAN004/F313464.

**Case No. 75530/2017  
DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**IN THE MATTER BETWEEN: FIRSTRAND BANK LIMITED, Plaintiff and SALVATION MMATHABO DITHATE,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-30, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 10 JUNE 2019, 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 PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PRETORIA EAST: 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA, 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.

A UNIT CONSISTING OF -

(A) SECTION NO. 134 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS513/2012, IN THE SCHEME KNOWN AS HAZEL MEADOW IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 994 TIJGER VALLEI EXTENSION 44 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 131 (ONE HUNDRED AND THIRTY ONE) 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. ST14444/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE OUKRAAL AT HAZELDEAN HOMEOWNERS ASSOCIATION NPC, REGISTRATION NUMBER 2008/020377/08

(also known as: UNIT 134 (DOOR 134) HAZEL MEADOW, TIJGER VALLEI EXTENSION 44, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 OUTSIDE GARAGES

Dated at Pretoria on the 1 March 2022

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: F8755/DBS/N FOORD/CEM.

Case No. 3732/2021  
18

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

**IN THE MATTER BETWEEN: NEDBANK LIMITED, Plaintiff and PARYS NUUT EN GEBRUIKTE MOTORS CC (REG NO: 2007/106451/23)-1ST DEFENDANT; ANDRIES PETRUS VISAGIE (ID NO: 6708225106089)-2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-30, 10:00, SHERIFF'S OFFICE, PHILSONA FLAT NR 4, 65 BREE STREET, PARYS**

CERTAIN : PORTION 2 OF ERF 376 PARYS, PROVINCE FREE STATE. IN EXTENT: 1051 (ONE THOUSAND AND FIFTY ONE) SQUARE METRES. HELD BY DEED OF TRANSFER NO T10082/2020. SUBJECT TO THE CONDITIONS CONTAINED THEREIN ~ better known as 37 BREE STREET, PARYS~ THE PROPERTY IS ZONED: COMMERCIAL. A COMMERCIAL DWELLING CONSISTING OF : SINGLE STOREY, FREESTANDING, BRICK WALLS, CORRUGATED IRON ROOF, TILE/CEMENT FLOORING, 3X OFFICES, 3X STOREROOMS, 1X SHOWER/TOILET, 2X SEPARATE TOILETS, 3X AIRCONS, UNFENCED BOUNDARY (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None, The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff's offices at PHILSONIA FLAT NR 4, 65 BREE STREET, PARYS and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: TAKE FURTHER NOTICE THAT: The Purchaser shall pay to the Sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque or by way of an electronic funds transfer, and provide proof thereof to the satisfaction of the Sheriff on the day of the 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 its attorney, and shall be furnished to the Sheriff within 21 (twenty one) business days after the date of sale, or after the date of confirmation of the sale by the Court. The property may be taken possession of after:

(i) signature of the conditions of sale; and

(ii) payment of the deposit; and

(iii) upon the full balance of the purchase price; and (iv) by mutual agreement, in writing, between the conveyancer and Purchaser to that effect. 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. Pro-rata occupational rental shall be payable by the Purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff PARYS

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.t.o identity & address particulars

3.3 payment of registration monies;

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

Dated at Bloemfontein on the 8 March 2022

SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600.  
Fax: 051-4304806. Ref: ROCHELLE BRINK.

**Case No. 1011/2020**  
**18**

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

**IN THE MATTER BETWEEN: FIRSTSTRAND BANK LIMITED, Plaintiff and JMATTHYS JOHANNES LOURENS  
BADENHORST (ID: 8710015225085), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-05, 10:00, MAGISTRATE'S COURT, 36 PRES. STEYN STREET, WESSELSBRON**

CERTAIN: ERF 341, WESSELSBRON, DISTRICT WESSELSBRON, PROVINCE FREE STATE. IN EXTENT: 743 (SEVEN HUNDRED AND FORTY THREE) SQUARE METRES. HELD BY DEED OF TRANSFER T26049/2007. BETTER KNOWN AS 50 PL KOTZE STREET, WESSELSBRON, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : 2X KITCHENS, 7X BEDROOMS, 7X BATHROOMS, 7X TOILETS, 1X GARAGE, LAPA (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None,

The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff's offices at 133 CHURCH STREET, ODENDAALSRUS and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. 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 foregoing the sale at the Offices of the Sheriff Odendaalsrus 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.t.o identity & address particulars

3.3 payment of registration monies;

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

Dated at BLOEMFONTEIN on the 8 March 2022

SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel: 051-5056600.  
Fax: 051-4304806. Ref: ROCHELLE BRINK.

**Case No. 90561/2018**  
**152, Randburg**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**IN THE MATTER OF: TIGER BRANDS (Reg. No. 1944/017881/06) & 3 OTHERS, Plaintiff and LUNESH SINGH,  
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-22, 11:00, SHERIFF HALFWAY HOUSE ALEXANDRA, 612 JAMES CREST, HALFWAY HOUSE**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 5 August 2019 in terms of which the below property will be sold in execution by the SHERIFF HALFWAY HOUSE ALEXANDRA on Tuesday, the 22nd day of March 2022 at 11h00 by the SHERIFF HALFWAY HOUSE ALEXANDRA at 612 JAMES CRESCENT, HALFWAY HOUSE with reserve namely: SECTION NO. 15 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS 969/2004, IN THE SCHEME KNOWN AS COUNTRY LODGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY, CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 71 (SEVENTY 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 BY Deed of Transfer Number ST 165939/2004.

The property is situated at: UNIT 15, COUNTRY LODGE, GIBSON WEST, BUCCLEUCH SANDTON, 2090 in the magisterial district of HALFWAY HOUSE (ALEXANDRA). The rules of this auction will be available at least 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE ALEXANDRA at SHERIFF HALFWAY HOUSE (ALEXANDRA) - 612 JAMES CRESCENT, HALFWAY HOUSE.

Dated at Johannesburg on the 10 March 2022  
EDWARD NATHAN SONNENBERGS INC., THE MARC, TOWER 1, 129, RIVONIA ROAD, SANDTON. Tel: 011 269 7815. Fax: mmathavha@ensafrika.com Ref: S MBATHA/0453498.

**Case No. 15624/2019  
DX 271, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**In the matter between: Firststrand Bank Limited, Plaintiff and Tyron Roodt, Defendant**

Notice of sale in execution

**2022-04-06, 11:00, Sheriff Springs, 99 8th Street, Springs**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 16 July 2019 in terms of which the following property will be sold in execution on 06 April 2022 at 11h00 by the Sheriff Springs at 99 8th Street, Springs to the highest bidder without reserve:

Certain Property: Erf 1181, Selcourt Township, Registration Division I.R., The Province Of Gauteng, Measuring 877 (Eight Hundred And Seventy Seven) Square Metres, Held By Deed Of Transfer No. T41374/2015, Subject To The Conditions Therein Contained

Physical Address: 4 Siren Street, Selcourt, Springs

Zoning: Residential

Improvements: The following information is furnished but not guaranteed: Entrance Hall, Lounge, Family Room, Dining Room, Kitchen, Scullery, 3 Bedrooms, 2 Bathrooms, Shower, 2 Water Closets, Dressing Room, 2 Out Garages, 2 Carports, Servants Quarter, Laundry Room, Storeroom, Bathroom / Water closet, Workshop, Greenhouse (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 (one hundred thousand rand) from the proceeds of the sale, 3.5% (three point five percent) on the amount between R100 001.00 (one hundred thousand and one rand) and R400 000.00 (four hundred thousand rand) from the proceeds of the sale and 1.5% (one point five percent) on the balance thereof, subject to a maximum commission of R40 000.00 (forty thousand rand) and a minimum commission of R3 000.00 (three thousand rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or EFT only (no cheques will be accepted) into the Sheriff's trust account (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds 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 Springs, 99 8th Street, Springs.

The Sheriff Springs 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 R2 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 Springs, 99 8th Street, Springs, during normal office hours Monday to Friday.

Dated at Randburg on the 28 January 2022

Bezuidenhout Van Zyl & Associates, Unit 2 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road, Randburg. Tel: 011 504 5300. Fax: 086 694 2250. Ref: MAT64983.

**Case No. 5665/2018  
DOCEX 3, BLOEMFONTEIN**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and SHAWN VINCENT SWANEPOEL (ID NUMBER: 730907 5014 082), Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-24, 10:00, 36 Park Street, Frankford**

CERTAIN: ERF 344 FRANKFORT, DISTRICT FRANKFORT, PROVINCE FREE STATE.

IN EXTENT: 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES.

HELD BY: DEED OF TRANSFER NO T.16525/1997

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

ALSO KNOWN AS: 5 VILJOEN STREET, FRANKFORT

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1x Entrance, 1x Lounge, 1x Dining Room, 1x Kitchen, 1x Family, 3x Bedroom, 2x Bathroom, 2x Garage, Cottage: 1x Bedroom,

1x Bathroom, 1x Living room, 1x Kitchen (NOT GUARANTEED)

Dated at Bloemfontein on the 7 March 2022

McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 0515050200. Fax: 0862184922. Ref: NS3923.

**Case No. 548/2016**

IN THE HIGH COURT OF SOUTH AFRICA  
Mpumalanga Division, Middelburg (Local Seat)

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and Jim Mabuza (Identity Number: 810411 5542 08 8) and Elizabeth Mabuza (Identity Number: 870615 0225 08 8), Defendants**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, Sheriff of the High Court Sheriff Witbank at Plot 31 Zeekoewater, cnr Gordon Road & Francois Street, Witbank**

In pursuance of a judgment and warrant granted on 28 February 2017 and 19 June 2017 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 6 April 2022 at 10:00 by the Sheriff of the High Court, Sheriff Witbank at the Sheriff's office, situated at Plot 31, Zeekoewater, Corner of Gordon Road and Francois Street, Witbank to the highest bidder:-

CERTAIN: ERF 3723 KLARINET EXTENSION 6 TOWNSHIP, SITUATED: ERF 3723, KLARINET EXTENSION 6, EMALAHLENI, 1035, MAGISTERIAL DISTRICT: EMALAHLENI, REGISTRATION DIVISION: J.S., PROVINCE OF MPUMALANGA, MEASURING: 311 (THREE HUNDRED AND ELEVEN) 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 CONSISTING OF: RESIDENTIAL, 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, BRICK WALLING, TILED ROOF. (The afore going inventory is borne out by a Valuation Report in respect of the property dated 7 August 2019 and prepared by a Professional Associated Valuer: H.J. Badenhorst. An external valuation was conducted and the room count is estimated.) HELD by the DEFENDANTS, JIM MABUZA (IDENTITY NUMBER: 810411 5542 08 8) and ELIZABETH MABUZA (IDENTITY NUMBER: 870615 0225 08 8) under their names under Deed of Transfer No. T10665/2012. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Witbank at Plot 31 Zeekoewater, Corner Gordon Road & Francois Street, Witbank during office hours. 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/IB000416. C/O D VAN WYK & ASSOCIATES INCORPORATED, LAW CHAMBERS, 2A TRICHARD HOUSE, 33 WALTER SISULU STREET. MIDDELBURG,

MPUMALANGA, 1050, SUITE 224, PRIVATE BAG X1866, MIDDELBURG, MPUMALANGA, TEL: (013) 170 8018, FAX: 086 480 9386.

Dated at Pretoria on the 14 October 2020

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O D van Wyk & Ass Inc. 2A Trichard House, 33 Walter Sisulu Street, Middelburg, Mpumalanga, 1050. Tel: (013)1708018, Fax: 0864809386. Tel: (012) 817- 4707. Fax: 0865016399 Ref: EVSCHALKWYK/EJ/IB000416.

Case No. 37962/2019

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and THIERRY WASIE MUZANG BORN ON 22 MARCH 1970, 1st Defendant and VUYELWA VIVIAN MUZANG, ID: 810927 1162 08 4, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-05, 10:00, HOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 17 September 2020, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, JOHANNESBURG SOUTH, on the 5 April 2022 at 10:00 at the Sheriff's office, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW subject to a reserve price of R408,594.34: CERTAIN: ERF 220 ROSETTENVILLE TOWNSHIP REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG; In extent 421 (FOUR HUNDRED AND TWENTY ONE) Square metres; HELD BY DEED OF TRANSFER NUMBER T2334/2006 ("the Property"); also known as 110 LAWN STREET, ROSETTENVILLE the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 1 X LOUNGE 2 X BEDROOMS 1 X KITCHEN 1 X BATHROOM 1 X TOILET. 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 JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW. The Sheriff JOHANNESBURG SOUTH, 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 JOHANNESBURG SOUTH during normal working hours Monday to Friday.

Dated at KEMPTON PARK on the 4 February 2022

JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Tel: 011 966 7600. Fax: 087 231 6117. Ref: PJ JOUBERT/ SL/SS3056.

Case No. D7998/2019  
Docex 27

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

**In the matter between: The Standard Bank of South Africa Limited, Plaintiff and SHERAZ KHAN, IDENTITY NUMBER 680420 5165 08 6, First Defendant and HABIBA KHAN, IDENTITY NUMBER 720627 0821 18 0, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-04, 09:00, NO. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN.**

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 04th APRIL 2022 at 09h00 at SHERIFF DURBAN WEST at NO. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN. ALTERNATIVELY AT THE PROPERTY ADDRESS ON CONDITION OF THE LOCKDOWN LEVEL. To the highest bidder without reserve, consists of: CERTAIN: PORTION 8 OF ERF 853 BRICKFIELD, REGISTRATION DIVISION FT. PROVINCE OF KWAZULU - NATAL, IN EXTENT 1973 (ONE THOUSAND NINE HUNDRED AND SEVENTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T62333/2004. PHYSICAL ADDRESS: 54 HATTON AVENUE, SHERWOD

ZONING: RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS: The following information is furnished although nothing in this regard is guaranteed: a dwelling comprising of - Double story brick walls and tiled roof, tiled and carpets on floor, 2 lounge, 5 bedrooms, kitchen, bathroom, shower and toilet, study, pantry, laundry room and garage. Boundary is fenced. OTHER: swimming pool, paving. (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 by way of an electronic funds transfer 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 and full advertisement is available 24 hours before the auction at the office of the Sheriff for DURBAN WEST, NO.1 RHODES AVENUE, GLENWOOD.

The office of the Sheriff for DURBAN WEST will conduct the sale with auctioneer N ADAMS. 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 office of the Sheriff of the High Court, DURBAN WEST, NO.1 RHODES AVENUE, GLENWOOD. REF: MRS CHETTY/S1272/8122/tmu

Dated at Umhlanga on the 4 March 2022

Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 0315705619. Fax: 0315705796. Ref: S1272/8122.

Case No. VRCC 147/2019

IN THE MAGISTRATE'S COURT FOR

**IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF KZN, HELD AT VRYHEID**

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and NELISIWE GCINILE PEGGY NKOSI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-01, 10:00, HERIFF'S OFFICE, 185 KOMMISSIESTRAT, VRYHEID**

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 24 OCTOBER 2019 the following property will be sold in execution on 1 APRIL 2022 at 11H00 at the Sheriff's Office, 185 KOMMISSIESTRAT, VRYHEID :

ERF 610, CORONATION, REGISTRATION DIVISION HU, PROVINCE OF KWAZULU NATAL, MEASURING 1 024 (ONE THOUSAND AND TWENTY FOUR) SQUARE METRES; HELD BY DEED OF TRANSFER NO : T15930/07; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at 20 BARTHOLOMEW STREET, CORONATION.

IMPROVEMENTS: STOEP, LOUNGE, 4 BEDROOMS, KITCHEN but nothing is guaranteed.

I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid or secured by a bank guarantee within 21 (Twenty One) days after date of sale.

II. The property is sold voetstoots and subject to the conditions of the Title Deed.

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 are available 24 hours before the auction and may be inspected at the office of the Sheriff, 185 KOMMISSIESTRAT, VRYHEID.
  3. Registration as a buyer is pre-requisite subject to specific 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 R5 000.00 in cash;
    - (d) Registration conditions.
  4. The sale will be conducted by the Sheriff, Vryheid, SHAWN LANTZ;
  5. Conditions of Sales available for viewing at the Sheriff's office, 185 KOMMISSIESTRAT, VRYHEID.
  6. Advertising costs at current publication rates and sale costs according to court rules, apply.
- Dated at NEWCASTLE on the 9 March 2022

SOUTHEY ATTORNEYS INCORPORATED, 65 VICTORIA ROAD, NEWCASTLE. Tel: 034 3154453. Ref: HVDV/MAT6867.

Case No. 87517/2019

**IN THE HIGH COURT OF SOUTH AFRICA**

Gauteng Division, Pretoria

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Zanele Madlala, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort at the Sheriff's Offices, 182 Progress Road, Lindhaven, Roodepoort on Friday, 01 April 2022 at 10h00. Full conditions of sale can be inspected at the Sheriff Roodepoort, at the abovementioned address 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. 62 as shown and more fully described on Sectional Plan No. SS314/1997 in the scheme known as Panorama View in respect of the land and building or buildings situated at Allen's Nek Ext 19 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 69 (sixty 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 under Deed of Transfer ST5698/2013; Also known as 62 Panorama View, cnr Eland and Duiker Streets, Allen's Nek Ext 19. Magisterial District: Johannesburg West Improvements: A Sectional Title Unit with: 3 bedrooms, 1 bathroom, TV room/lounge, kitchen, carport, brick fencing, outer wall finishing - plaster, roof finishing - tiles, inner floor finishing - tiles.

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 on the 9 March 2022

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6173.

Case No. 13035/2017

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

**In the matter between: ABSA BANK LIMITED (REGISTRATION NUMBER: 1986/004794/06), Execution Creditor and AYTON DANIEL AYNSLEY N.O. (ID NO. 670205 5785 08 8) (In his capacity as executor of the Estate late Meriza Aynsley), First Execution Debtor and AYTON DANIEL AYNSLEY (ID NO. 670205 5785 08 8), Second Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, SHERIFFS OFFICE KUILS RIVER SOUTH: 23 LANGVERWACHT ROAD KLIPDAM KUILSRIVER**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale subject to a reserve price of R370 000.00 will be held on THURSDAY, 31 MARCH 2022 at 10h00 at the SHERIFFS OFFICE KUILS RIVER SOUTH: 23 LANGVERWACHT ROAD KLIPDAM KUILSRIVER which will lie for inspection at the offices of the Sheriff for the High Court, KUILSRIVER SOUTH.

ERF 1775, EERSTE RIVER IN THE LOCAL AREA OF BLUE DOWNS, STELLENBOSCH DIVISION, IN THE PROVINCE OF THE WESTERN CAPE IN EXTENT: 350 (THREE HUNDRED AND FIFTY) SQUARE METRES HELD BY DEED OF TRANSFER NO. T65046/1992 and T7037/2008; SITUATE AT 7 CRASSULA CRESCENT, EERSTERIVIER THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- 2 X BEDROOMS, LOUNGE, KITCHEN, BATHROOM. GENERAL

TERMS:

1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008
2. Registration as a buyer is a pre-requisite subject to:
  - a) FICA legislation requirements: proof of ID and residential address;
  - b) Registration fee payable;
  - c) Registration conditions.

TERMS:

1. 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.

2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (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.

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 rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at Cape Town

STRAUSS DALY INC., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Ref: ABS34/0052.

Case No. 52815/2019  
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 SCHALK WILLEM LIEBENBERG, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-05, 10h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, CNR HUMAN & KRUGER STR, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL**

In terms of a judgment granted on 3 NOVEMBER 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 5th day of APRIL 2022 at 10h00 at the OFFICE OF THE SHERIFF OF THE HIGH COURT, CNR HUMAN & KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR KRUGERSDORP CENTRAL without reserve. DESCRIPTION OF PROPERTY ERF 301 RANT - EN - DAL TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG IN EXTENT : 1415 (ONE THOUSAND FOUR HUNDRED AND FIFTEEN) square metres HELD UNDER DEED OF TRANSFER T39233/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 6 Eland Street, Rant - En - Dal MAGISTERIAL DISTRICT : KRUGERSDORP IMPROVEMENTS 3 x Bedrooms, 5 x Bathrooms, 1 x Lounge, 1 x Dining Room, 1 Living Room, 1 x Study, Passage, 1 x Kitchen, 2 x Garages, Laundry, Tiled Roof, Lapa, Paving, Swimming Pool. 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

1. 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, CNR HUMAN & KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR KRUGERSDORP CENTRAL 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) Payment of a refundable registration fee of R25 000,00.

(d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. 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 on the 9 March 2022

HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel. (012) 321-1008. Fax. (012) 346-2239. Ref. FORECLOSURES / F87595 / TH.

Case No. 86980/2019  
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 NKOSANA MICHAEL NGOPE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-05, 10h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, CNR HUMAN & KRUGER STR, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL**

In terms of a judgment granted on 14 APRIL 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 5th day of APRIL 2022 at 10h00 at the OFFICE OF THE SHERIFF OF THE HIGH COURT, CNR HUMAN & KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR KRUGERSDORP CENTRAL subject to a reserve in the amount of R120 000.00 (HUNDRED AND TWENTY THOUSAND RAND). DESCRIPTION OF PROPERTY A Unit Consisting of –

(a) Section No. 6 as shown and more fully described on Sectional Plan No. SS86/2007 in the scheme known as REINMAR COURT in respect of the land and building or buildings situate at LUIPAARDSVLEI TOWNSHIP, LOCAL AUTHORITY: MOGALE CITY LOCAL MUNICIPALITY, of which section the floor area, according to the said Sectional Plan is 63 (SIXTY 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. ST33575/2008; AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER Street address: Unit 6 Reimar Court, 59 York Street, Luipaardsvlei, MAGISTERIAL DISTRICT: KRUGERSDORP IMPROVEMENTS 2 Bedrooms, Bathroom, Livingroom, Garage, Fencing: Bricks, Outer Wall Finishing: Facebrick, Roof Finishing: Galvanized Iron, Inner Floor Finishing: Tiles. 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 1.

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, CNR HUMAN & KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR KRUGERSDORP CENTRAL 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) Payment of a refundable registration fee of R25 000,00.

(d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. 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 on the 9 March 2022

HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / F88412 / TH.

**Case No. 66786/2019  
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 AUGUSTINUS BOANG SEMETSING, First Defendant MARIA MORONGOA SEMETSING, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-01, 11:00, TEMBA AUTO SPARE BUILDING, 4338 TOWN CENTRE, TEMBA**

In terms of a judgement granted on 11 DECEMBER 2020, 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 FRIDAY 1 APRIL 2022 at 11h00 in the morning at TEMBA AUTO SPARE BUILDING, 4338 TOWN CENTRE, TEMBA, to the highest bidder subject to a reserve of R354 624.00 (THREE HUNDRED AND FIFTY FOUR THOUSAND SIX HUNDRED AND TWENTY FOUR RAND). DESCRIPTION OF PROPERTY ERF 423 KUDUBE UNIT D TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING: 600 (SIX HUNDRED) square metres HELD BY DEED OF GRANT TG48419/1997BP SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: Stand 423, Kudube Unit D

IMPROVEMENTS Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom 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: TEMBA

1. 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, OFFICE NO. 6A, STAND 4308, P & K BUILDING, TEMBA ZONE 2 (Next to Magistrate's Court). 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) Refundable registration fee payable in the amount of R20 000.00 - EFT only.

(d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements.

Dated at Pretoria on the 7 March 2022

HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / F86651/ TH.

**Case No. 40507/2019  
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 SIYABONGA NGWEKAZI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 51/61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG**

In terms of a judgement granted on 18 OCTOBER 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 THURSDAY 31 MARCH 2022 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 51 / 61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG, to the highest bidder, SUBJECT TO A RESERVE IN THE AMOUNT OF R781 543.31 (SEVEN HUNDRED AND EIGHTY ONE THOUSAND FIVE HUNDRED AND FORTY THREE RAND AND THIRTY ONE CENTS). DESCRIPTION OF PROPERTY REMAINING EXTENT OF ERF 589 WESTDENE TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 496 (FOUR HUNDRED AND NINETY SIX) SQUARE METRES HELD BY DEED OF TRANSFER T1272/2012 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address: 18 Tenby Street, Westdene IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Garage 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: JOHANNESBURG

1. 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, 51 / 61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG. 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) A REFUNDABLE registration fee in the amount of R30 000,00 is payable by way of cash only.

(d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. 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 on the 7 March 2022

HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / F88388 / TH.

**Case No. 26518/2017  
DX 136, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and DOCTOR MOLEFE MKHIZE, First Defendant and MPHAKISENG MILLICENT MOTSOENENG, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-30, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 25 PRINGLE STREET, SECUNDA**

In terms of a judgment granted on 12 FEBRUARY 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 30 MARCH 2022 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 25 PRINGLE STREET, SECUNDA, subject to a reserve of R300 000.00 (THREE HUNDRED THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 416, EENDRACHT TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING: 1 983 (ONE THOUSAND NINE HUNDRED AND EIGHTY THREE) SQUARE METRES Held by the Judgment Debtors in their names, by Deed of Transfer No. T37753/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: 30 Mouton Street, Eendracht MAGISTERIAL DISTRICT: SECUNDA IMPROVEMENTS 3 x Bedrooms, 1 x Bathroom, 2 x Garages 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 1.

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, 25 PRINGLE STREET, SECUNDA. 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) A registration fee in the amount of R10 000,00 payable by CASH ONLY.

(d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. 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 on the 7 March 2022

HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / F88332 / TH.

**Case No. 52815/2019  
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 SCHALK WILLEM LIEBENBERG, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-05, 10h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, CNR HUMAN & KRUGER STR, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL**

In terms of a judgment granted on 3 NOVEMBER 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 5th day of APRIL 2022 at 10h00 at the OFFICE OF THE SHERIFF OF THE HIGH COURT, CNR HUMAN & KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR KRUGERSDORP CENTRAL without reserve. DESCRIPTION OF PROPERTY ERF 301 RANT - EN - DAL TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG IN EXTENT: 1415 (ONE THOUSAND FOUR HUNDRED AND FIFTEEN) square metres HELD UNDER DEED OF TRANSFER T39233/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 6 Eland Street, Rant - En - Dal MAGISTERIAL DISTRICT : KRUGERSDORP

IMPROVEMENTS 3 x Bedrooms, 5 x Bathrooms, 1 x Lounge, 1 x Dining Room, 1 Living Room, 1 x Study, Passage, 1 x Kitchen, 2 x Garages, Laundry, Tiled Roof, Lapa, Paving, Swimming Pool. 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 1.

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, CNR HUMAN & KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR KRUGERSDORP CENTRAL 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) Payment of a refundable registration fee of R25 000,00.

(d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. 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 on the 9 March 2022

HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / F87595 / TH.

**Case No. 86980/2019  
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 NKOSANA MICHAEL NGOPE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-05, 10h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, CNR HUMAN & KRUGER STR, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL**

In terms of a judgment granted on 14 APRIL 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 5th day of APRIL 2022 at 10h00 at the OFFICE OF THE SHERIFF OF THE HIGH COURT, CNR HUMAN & KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR KRUGERSDORP CENTRAL subject to a

reserve in the amount of R120 000.00 (HUNDRED AND TWENTY THOUSAND RAND). DESCRIPTION OF PROPERTY A Unit Consisting of –

(a) Section No. 6 as shown and more fully described on Sectional Plan No. SS86/2007 in the scheme known as REINMAR COURT in respect of the land and building or buildings situate at LUIPAARDSVLEI TOWNSHIP, LOCAL AUTHORITY: MOGALE CITY LOCAL MUNICIPALITY, of which section the floor area, according to the said Sectional Plan is 63 (SIXTY 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. ST33575/2008; AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER Street address: Unit 6 Reimar Court, 59 York Street, Luipaardsvlei, MAGISTERIAL DISTRICT: KRUGERSDORP

IMPROVEMENTS 2 Bedrooms, Bathroom, Livingroom, Garage, Fencing: Bricks, Outer Wall Finishing: Facebrick, Roof Finishing: Galvanized Iron, Inner Floor Finishing: Tiles. 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 1.

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, CNR HUMAN & KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR KRUGERSDORP CENTRAL 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) Payment of a refundable registration fee of R25 000,00.

(d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. 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 on the 9 March 2022

HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / F88412 / TH.

**Case No. 66786/2019  
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 AUGUSTINUS BOANG SEMETSING, First Defendant and MARIA MORONGOA SEMETSING, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-01, 11:00, TEMBA AUTO SPARE BUILDING, 4338 TOWN CENTRE, TEMBA**

In terms of a judgement granted on 11 DECEMBER 2020, 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 FRIDAY 1 APRIL 2022 at 11h00 in the morning at TEMBA AUTO SPARE BUILDING, 4338 TOWN CENTRE, TEMBA, to the highest bidder subject to a reserve of R354 624.00 (THREE HUNDRED AND FIFTY FOUR THOUSAND SIX HUNDRED AND TWENTY FOUR RAND). DESCRIPTION OF PROPERTY ERF 423 KUDUBE UNIT D TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING: 600 (SIX HUNDRED) square metres HELD BY DEED OF GRANT TG48419/1997BP SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Street address: Stand 423 Kudube Unit D IMPROVEMENTS Lounge, Dining Room, Kitchen, 2 Bedrooms,

1 Bathroom 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: TEMBA 1. 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, OFFICE NO. 6A, STAND 4308, P & K BUILDING, TEMBA ZONE 2 (Next to Magistrate's Court). 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) Refundable registration fee payable in the amount of R20 000.00 - EFT only.

(d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements.

Dated at Pretoria on the 7 March 2022

HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / F86651/ TH.

**Case No 52810/2019  
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 VICTOR BALOYI, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-29, 11h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE**

In terms of a judgement granted on 29 January 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 TUESDAY 29 MARCH 2022 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, to the highest bidder, subject to a reserve price of R547 523.79 (FIVE HUNDRED AND FORTY SEVEN THOUSAND FIVE HUNDRED AND TWENTY THREE RAND AND SEVENTY NINE CENTS). DESCRIPTION OF PROPERTY ERF 10221 COSMO CITY EXTENSION 9 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING: 295 (TWO HUNDRED AND NINETY FIVE) square metres HELD BY DEED OF TRANSFER T56006/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Street address: 33 Denmark Street, Cosmo City, Extension 9 IMPROVEMENTS Lounge, Dining Room, Kitchen,

3 Bedrooms, 2 Bathrooms 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: RANDBURG

1. 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.

1. 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, RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. 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.info.gov.za/view/DownloadFileAction?id=99961>)

(b) Fica-Legislation, proof of identity and address and particulars.

(c) Payment of a registration fee of R50 000,00 by 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 Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at Pretoria on the 4 March 2022

HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Ref: FORECLOSURES / F74540 / TH.

**Case No. D9175/2019**

IN THE HIGH COURT OF SOUTH AFRICA  
KwaZulu-Natal Local Division, Durban

**In the matter between: SB Guarantee Company (RF) (Pty) Ltd, Execution Creditor and Simphiwe Mhlongo, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-30, 10:00, V 1030, Block C, Room 4, Umlazi**

A Sale in Execution of the undermentioned property is to be held by the Sheriff Umlazi at the Sheriff's Office, V 1030, Block C, Room 4, Umlazi on Wednesday, 30 March 2022 at 10h00 Full conditions of sale can be inspected at the Sheriff Umlazi at V 1030, Block C, Room 4, Umlazi 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 1372, Umlazi U Township Registration Division: FT, Province of KwaZulu-Natal In Extent: 428 (Four Hundred and Twenty Eight) square metres Deed of Transfer: T17/7026 Also known as: 92 Phuthumani Avenue, Umlazi U. Magisterial District: Umlazi Improvements: 2 bedroom, 1 bathroom, living room, kitchen, 2 staff rooms with 1 bathroom. Zoned: Residential

Take further notice that:

1. This is a sale in execution pursuant to a judgment obtained in the above court
2. The sale is conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended.
3. The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff Umlazi, V 1030, Block C, Room 4, Umlazi.
4. 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 R 1 000.00 in cash for an Immovable Property
  - d) Registration conditions The office of the Sheriff for Umlazi will conduct the sale with Auctioneers N.S. Dlamini and/or M.J. Parker. Advertising costs at current publication rates and sale costs according to Court Rules, apply.

Dated at Pretoria on the 9 March 2022

Findlay and Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6674.

**Case No: 31644/2021**

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

**In the matter between: FNB MORTGAGE LOANS (RF) LIMITED, Plaintiff, and BRIAN EUSTACE WILLIE BESTENBIER (ID: 640330 5089 08 8), Debtor**

AUCTION - NOTICE OF SALE IN EXECUTION

**2022-04-04, 11:00, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION**

Sale in execution to be held at 229 Blackwood Street, Hennospark, Centurion at 11:00 on 4 April 2022

By the Sheriff: CENTURION WEST

Erf 1047, Kosmosdal, extension 16 Township, Registration Division J.R., Province Gauteng

Measuring 880 (Eight Hundred and Eighty) Square Metres

Held By Deed of Transfer: T11000/2001

Situate at: 4 Ellon Street, Kosmosdal Ext 16, Centurion, Pretoria, Province Gauteng

Improvements - (Not guaranteed): A residential double story house with painted brick walls, tiled roof and floors consisting of 1 x Entrance Hall, 1 x Lounge, 1 x Family Room, 1 x Dining Room, 1 x Study, 1 x Kitchen, 1 x Scullery, 3 x Bedrooms, 2 x Bathrooms, 2 x Showers, 4 x WC, 1 x Dressing Room, 2 x Out Garages, 1 x Servant Room, 1 x Bathroom / WC, 1 x Covered patio and 1 x Swimming Pool.

Terms: 10 % in cash on day of the sale and the balance against transfer to be secured by approved guarantee to be furnished within 21 days after the date of sale. The Auction will be conducted by the Sheriff, or his/her deputy to the highest bidder with a reserve price of R3 300 000-00.

Conditions of sale can be inspected at the Offices of the Sheriff Centurion West, 229 Blackwood Street, Hennopspark, Centurion 24 hours prior to the auction.

Dated at: Pretoria, 2022-02-11.

Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria, Tel. (012) 424-0200, Ref. MR R GROBLER/Elizma/B3020.

**Case No: 22106/2020**

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

**In the matter between: SS THE GABLES (SS NO: 171/1994) Judgment Creditor, and MOALOSI KABELO First Judgment Debtor (ID: 890401 5395 08 5) SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Second Judgment, Debtor THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY Third Judgment Debtor**

AUCTION - NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-01, 10:00, Sheriff Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 15 March 2021, the property listed below will be sold in execution by the Sheriff Roodepoort North, on the 1st of April 2022 at Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort, at 10:00 to the highest bidder.

PROPERTY:

1. UNIT 66, in the scheme known as THE GABLES, WITH SCHEME NUMBER 171/1994, under Title Deed ST44840/2015, which is better known as UNIT 66 THE GABLES, CORNER AUBREY AND EVELYN STREET, HORISON, ROODEPOORT, JOHANNESBURG, in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 59 (fifty-nine square metres) sqm. in extent; and

2. 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.

3. Held by Deed of Transfer ST44840/2015.

ALSO KNOWN AS: UNIT 66 THE GABLES, CORNER AUBREY AND EVELYN STREET, HORISON, ROODEPOORT, JOHANNESBURG

PROPERTY SPECIFICATION:

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

The property comprising of:

2 x Bedrooms;

1 x Bathroom;

Carport;

Kitchen;

Fencing: Brick;

Outerwall finishing: Plaster;

Roof finishing: Galvanized Iron; and

Inner Floor finishing: Tiles.

THE CONDITIONS OF SALE

10% (ten percent) of the purchase price and the sheriff's costs in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Roodepoort North within 21 (twenty-one) days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort.

Dated at: ROODEPOORT, 2022-02-11.

Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735, Tel. (011) 763 3050, Fax. (011) 760 4767, Ref. WW/MJP/TG1/0005.

**Case No: 7357/2021  
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 CHRISTOPHER MOYA ZULU, and ZANELE THULISIWE ZULU, Defendants**

NOTICE OF SALE IN EXECUTION

**2022-04-07, 10:00, THE SHERIFF'S OFFICE, KEMPTON PARK AND TEMBISA: 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK**

In pursuance of a judgment granted by this Honourable Court on 12 OCTOBER 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 R510 000.00, by the Sheriff of the High Court KEMPTON PARK AND TEMBISA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KEMPTON PARK AND TEMBISA: 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.

A UNIT CONSISTING OF -

(A) SECTION NO. 7 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS649/1993 IN THE SCHEME KNOWN AS LAURAHOF IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT NORKEM PARK EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 88 (EIGHTY EIGHT) 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. ST27004/2006

(also known as: 7 LAURAHOF, PONGOLARIVER STREET, NORKEM PARK, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

3 BEDROOMS, BATHROOM, LOUNGE, KITCHEN AND GARAGE.

Dated at: PRETORIA, 2022-02-02.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. S3037/DBS/N FOORD/CEM.

**Case No: 74346/2016  
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 BUYISWA ESTHER HADEBE N.O. duly appointed EXECUTRIX in the ESTATE OF THE LATE JABULANI SIMON HADEBE in terms of Section 13 and 14 of the Administration of Estates Act No. 66 of 1965 (as amended), Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 09:00, THE SHERIFF'S OFFICE, MBOMBELA: 99 JACARANDA STREET, WEST ACRES, MBOMBELA**

In pursuance of a judgment granted by this Honourable Court on 5 DECEMBER 2017, a Warrant of Execution issued on 15 FEBRUARY 2018, an Order in terms of Rule 46A(9)(a) granted on 21 AUGUST 2020, and an Order in terms of Rule 46A(9)(c) granted on 17 DECEMBER 2021, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R120 000.00, by the Sheriff of the High Court MBOMBELA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, MBOMBELA: 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 256 TEKWANE SOUTH TOWNSHIP, REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA, IN EXTENT: 200 (TWO HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER T462/2014. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: STAND NO. 256 MAMBA STREET, TEKWANE SOUTH, MBOMBELA, MPUMALANGA)

MAGISTERIAL DISTRICT: MBOMBELA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & OTHER FACILITIES: BOUNDARY FENCE, GATE.

Dated at: PRETORIA, 2022-02-04.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. S11562/DBS/N FOORD/CEM.

**Case No: 3985/2018  
DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT))

**In the matter between: ABSA BANK LIMITED, Plaintiff, and MICHAEL SIPHIWE MKWANAZI, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, THE SHERIFF'S OFFICE, SECUNDA / HIGHVELD RIDGE / EVANDER: 25 PRINGLE STREET, SECUNDA**

In pursuance of a judgment granted by this Honourable Court on 30 JULY 2020, 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 R650 000.00, by the Sheriff of the High Court SECUNDA / HIGHVELD RIDGE / EVANDER, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, SECUNDA / HIGHVELD RIDGE / EVANDER: 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 423 EVANDER TOWNSHIP, REGISTRATION DIVISION I.S., MPUMALANGA PROVINCE, IN EXTENT 948 (NINE HUNDRED AND FORTY EIGHT) SQUARE METRES, HELD UNDER DEED OF TRANSFER T13368/2004,

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

(also known as: 26 MONTANA STREET, EVANDER, MPUMALANGA)

MAGISTERIAL DISTRICT: GOVAN MBEKI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

KITCHEN, 2 DINING ROOMS, 3 BEDROOMS, BATHROOM, TOILET, 3 OUTSIDE BEDROOMS.

Dated at: PRETORIA, 2022-01-28.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. U21657/DBS/N FOORD/CEM.

**Case No: 2527/2019  
DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(NORTH WEST DIVISION, MAHIKENG)

**In the matter between: ABSA BANK LIMITED, Plaintiff, and HERMANUS JOHANNES WESSELS, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-08, 10:00, THE SHERIFF'S OFFICE, RUSTENBURG: NORTH BLOCK 04, @OFFICE, 67 BRINK STREET, RUSTENBURG**

In pursuance of a judgment granted by this Honourable Court on 28 FEBRUARY 2020, 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 R450 000.00, by the Sheriff of the High Court RUSTENBURG, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, RUSTENBURG: 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.

A UNIT CONSISTING OF -

(A) SECTION NO. 27 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS365/1997, IN THE SCHEME KNOWN AS LUTHABA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 2454 GEELHOUTPARK EXTENSION 6 TOWNSHIP, LOCAL AUTHORITY: RUSTENBURG LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 84 (EIGHTY 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 UNDER DEED OF TRANSFER ST49869/2008 AND SUBJECT TO ALL THE CONDITIONS CONTAINED OR REFERRED TO IN THE AFOREMENTIONED TITLE DEED

(also known as: UNIT 27 LUTHABA, 133 PENDORING AVENUE, GEELHOUTPARK EXTENSION 6, RUSTENBURG, NORTH WEST)

MAGISTERIAL DISTRICT: RUSTENBURG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDING: SINGLE GARAGE

TAKE FURTHER NOTICE THAT:

1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor for money owing to the Execution Creditor.
2. The auction will be conducted by the Sheriff, Igna Klynsmith 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.

(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

5. The Rules of auction and Conditions of Sale may be inspected at the office of the Sheriff for Rustenburg, North Block 04, @Office, 67 Brink Street, Rustenburg, 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 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer 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 (twenty one) 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 conditions.

11. 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 the date of possession to the date of transfer.

Dated at: PRETORIA, 2022-01-31.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. U22465/DBS/N FOORD/CEM.

**Case No: 5064/2019  
DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT))

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff, and BOIKANYO MOTSAATHEBE, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, THE SHERIFF'S OFFICE, WITBANK: PLOT 31 ZEEKOEWATER, CNR GORDON ROAD & FRANCOIS STREET, WITBANK**

In pursuance of a judgment granted by this Honourable Court on 23 JULY 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 R400 000.00, by the Sheriff of the High Court WITBANK, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, WITBANK: 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.

A UNIT CONSISTING OF -

(A) SECTION NO. 14 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS99/2014 IN THE SCHEME KNOWN AS CLASSICAL HEIGHTS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 2610 HOEVELDPARK EXTENSION 12 TOWNSHIP, EMALAHLENI LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 64 (SIXTY 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 UNDER DEED OF TRANSFER ST11259/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: UNIT NO. 14 (DOOR NO. 104) CLASSICAL HEIGHTS, 104 GORDON ROAD, HOEVELD PARK, WITBANK, MPUMALANGA)

MAGISTERIAL DISTRICT: EMALAHLENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, BALCONY & OUTBUILDING: CARPORT.

Dated at: PRETORIA, 2022-01-27.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. S13333/DBS/N FOORD/CEM.

**Case No: 66849/2020  
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 Thabang Kgole Mogale (Identity Number: 8205025296085), Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-05, 11:00, Sheriff of the High Court, Simonstown situated at 131 Saint George's Street, Simon's Town, Cape Town**

In pursuance of a judgment and warrant granted on 20 May 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 5 April 2022 at 11:00 by the Sheriff of the High Court, Simonstown situated at 131 Saint George's Street, Simon's Town, Cape Town to the highest bidder:- Certain: Erf 409 Noordhoek; Situated: 29 Turquoise Way, Brookwood, Noordhoek, 7979; Magisterial District: Cape Town Central; Registration Division: Cape Division, Western Cape Province; Measuring: 493 (Four Hundred And Ninety Three) 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: 3 X Bedrooms; 1 X Bathroom; 1 X Toilet; 1 X Kitchen; 1 X Lounge; 1 X Dining Room; 1 X Family Room; 1 X Scullery; 2 X Garages; HELD by the DEFENDANT, Thabang Kgole Mogale (Identity Number: 820502 5296 08 5), under his name under Deed of Transfer No T42994/2017. The full conditions may be inspected at the offices of the Sheriff of the High Court, Simonstown situated at 131 Saint George's Street, Simon's Town, Cape Town. LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, Tel: (012) 817-4765, Fax: 086 679 7980, e-mail: srossouw@lgr.co.za, Ref: SRossouw/AM/IC000034, 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, 2022-01-24.

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., Tel. (012)817-4765, Fax. 086 697 7980, Ref. S Rossouw/AM/IC000183.

**Case No: 1973/2019  
DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT))

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff, and VELI RICHMOND MAKHUBU, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, THE SHERIFF'S OFFICE, WITBANK: PLOT 31 ZEEKOEWATER, CNR GORDON ROAD & FRANCOIS STREET, WITBANK**

In pursuance of a judgment granted by this Honourable Court on 1 MARCH 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 R330 000.00, by the Sheriff of the High Court WITBANK, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, WITBANK: 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 16 OF ERF 6997 KLARINET EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA, IN EXTENT: 344 (THREE HUNDRED AND FORTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T4223/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 6997/16 KLARINET, KLARINET EXTENSION 8, EMALAHLENI, MPUMALANGA)

MAGISTERIAL DISTRICT: EMALAHLENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SEPARATE TOILET.

Dated at: PRETORIA, 2022-01-26.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. (012) 807 3366, Ref. S13024/DBS/N FOORD/CEM.

Case No: D10210/2018

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Applicant and SIZWE LLEWELLYN SIFUNDA N.O. (acting in his capacity as Trustee of The Nozipho Trust), First Respondent and JOSE ALBERTO DELGADO N.O. (acting in his capacity as Trustee of The Nozipho Trust), Second Respondent (Representing IPROTECH TRUSTEES (PTY) LTD)**

NOTICE OF SALE IN EXECUTION

**2022-03-31, 12:00, SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution by way of physical attendance on 31 MARCH 2022 at 12H00 at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and / or online by registering on SHERIFF DURBAN NORTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as Amended), to the highest bidder subject to a reserve price.

Portion 12 of Erf 935, Durban North, Registration Division FU, Province of KwaZulu-Natal, in extent 1189 (One Thousand One Hundred and Eighty-Nine) square metres, Held by Deed of Transfer No. T29175/2014  
Physical Address: 20 Earlswood Place, Athlone, Durban North, KwaZulu-Natal  
(Ethekewini - Magisterial District)

Zoning: General Residential (nothing guaranteed)

Improvements:

The following information is furnished but not guaranteed:

Main Building: A single freestanding storey brick dwelling under slate roof with carpets, tiled & wooden floors, 1 lounge, 1 dining room, 4 bedrooms, 1 kitchen, pantry, 1 laundry room, 2 bathrooms, 2 toilets, 1 en-suite.  
Other: Brick fenced boundary with 1 swimming pool: pool area paved, driveway paved & single garage plus toilet & bathroom. (The nature, extent, condition and existence of the improvements are not guaranteed, and sold ("voetstoots")).

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit 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, subject to a maximum commission of R40 000.00 plus vat if applicable and a minimum of R3 000.00 plus vat if applicable on the conditions of sale, as per the gazette increase in Sheriff's tariffs, effective from 1 November 2017 - Gazette No. 41142 of the purchase price in cash or bank guarantee cheque on the day of the sale and 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 being secured in terms of the conditions of sale clause 9. 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 occupation to date of transfer.

That 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, Allan Murugan, or his Deputy.

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

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.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Adherence to COVID-19 regulations together with the directives as signed by the Minister of Justice and Correctional Services, Honourable Lamola on the 23 July 2020;
- c) FICA - legislation i.r.o. proof of identity and address particulars;
- d) All bidders physically attending the auction are required to pay a Registration Fee of R15 000.00 (refundable) in cash prior to the commencement of the auction in order to obtain a buyer's card;
- e) All online bidders are required to pay Registration Fee of R40 000.00 (refundable) prior to the commencement of the auction in order to obtain buyer's card;
- f) Registration conditions.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban, 24 hours prior to the auction.

The Conditions shall lie for inspection at the office of the Sheriff Durban North, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban for 15 days prior to the date of sale.

Dated at La Lucia Ridge on the 3 March 2022

Goodrickes Attorneys, 1 Nollsworth Park, Nollsworth Crescent, La Lucia Ridge. Tel: 031 301 6211. Fax: 031 301 6200. Ref: TSM/ys/MAT16246.

**Case No: 9145/16P**

IN THE HIGH COURT OF SOUTH AFRICA  
KWAZULU-NATAL DIVISION, PIETERMARITZBURG

**In the matter between: ITHALA LIMITED, Plaintiff and STEPHEN S'BONGISENI NKWAKHWA**

**Identity Number: 831208 5763 08 5, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-07, 11:00, Sheriff Lower Umfolozi's Office, 37 Union Street, Empangeni, Kwazulu-Natal**

In pursuance of a Judgment in the High Court of South Africa, Natal Provincial Division granted on 19th October 2021, the following immovable property will be sold in execution on 07th April 2022 at Sheriff Lower Umfolozi's Office, 37 Union Street, Empangeni, Kwazulu-Natal at 11h00, to the highest bidder:-

A Unit consisting of -

1.)

(a) Section No. 49 as shown and more fully described on Sectional Plan No. SS396/1998, in the scheme known as LOERIE PARK, in respect of the land and building or buildings situate at RICHARDS BAY, in the UMHLATHUZE MUNICIPAL AREA 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 No. ST20983/2014 and subject to such conditions as set out in the aforesaid Deed of Transfer.

2.) An exclusive use area described as Y44 (YARD) measuring 11 (ELEVEN) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as LOERIE PARK in respect of the land and building or buildings situate at RICHARDS BAY, in the UMHLATHUZE MUNICIPAL AREA, as shown and more fully described on Sectional Plan No. SS396/1998 held by NOTARIAL DEED OF CESSION NUMBER SK 1885/2014 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession.

3) An exclusive use area described as G46 (GARAGE) measuring 19 (NINETEEN) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as LOERIE PARK in respect of the land and building or buildings situate at RICHARDS BAY, in the UMHLATHUZE MUNICIPAL AREA, as shown and more fully described on Sectional Plan No. SS396/1998 held by NOTARIAL DEED OF CESSION NUMBER SK 1885/2014 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession.

The following information is furnished regarding the property, but is not guaranteed:-

The property is physically situated at: Unit 49, Loerie Park, 27 Oliehoutkoppie, Arboretum, Richards Bay, KwaZulu-Natal and the property consists of land improved by:-

DOUBLE STOREY CONSISTING OF ONE ENTRANCE HALL, ONE DINING ROOM, ONE LOUNGE, THREE BEDROOMS, THREE WCs, ONE KITCHEN, TWO BATHROOMS AND ONE GARAGE.

Zoning: Residential

The full conditions of sale can be inspected at the Sheriff Lower Umfolozi's Office, Sheriff Y S Martin, 37 Union Street, Empangeni, Kwazulu-Natal.

TAKE FURTHER NOTICE that:

1. This sale is a sale in execution pursuant to a Judgment obtained in the above honourable court 19th October 2021;
2. The Rules of the auction is available 24 hours before the auction and may be inspected at the office of the Sheriff Lower Umfolozi, 37 Union Street, Empangeni during office hours; as a buyer is pre-requisite subject to the specific conditions, inter alia: (Registrations will close at 10.55 am):
  - (a) In accordance to the Consumer Protection Act 68 of 2008; (URL <http://www.info.gov.za/view/downloadfileAction?id=99961>);
  - (b) FICA - legislation: Requirement proof of ID 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 Sheriff of Lower Umfolozi, Mrs Y S Martin or her representative;
5. Payment of a registration deposit of R10 000.00 in cash or eft is required (eft proof 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 cost at current publication rates and sale cost according to Court rules, and
8. Strict Covid 19 Rules apply in all sales.

Dated at PIETERMARITZBURG on the 22 February 2022

CAJEE SETSUBI CHETTY INC., 195 BOSHOFF STREET, PIETERMARITZBURG. Tel: 033 814 9150. Ref: MR HIRALAL / WAZIRAN.

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**Case No. 14040/2017  
DOCEX 27**

IN THE HIGH COURT OF SOUTH AFRICA

Kwazulu Natal Local Division, Durban

**In the matter between: FirstRand Bank Limited, Plaintiff and Frank Naidoo, Identity Number: 720427 5144 08 8, 1st Defendant and Joelene Benita Naidoo, Identity Number: 750114 0197 08 8, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-04, 9:00, at Sheriff Durban West at No.32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban alternatively at the property address on condition of the lockdown level**

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 4 April 2022 at 9h00, Sheriff Durban West at No.32 Melbourne Road, Entrance in Bashnee Lane, Umbilo, Durban, alternatively at the property address on condition of the lockdown level, to the highest bidder subject to a reserve price of R667 000.00:

Erf 130, Kingsdale, registration division ft, province of kwazulu-natal in extent 1012 (one thousand and twelve) square metres, held by deed of transfer number T45152/2002, subject to the conditions therein contained

Physical address: 73 5th Street, Hillary

Zoning: special residential(nothing guaranteed)

Improvements: the following information is furnished but not guaranteed:

A DWELLING COMPRISING of: Main Building- Tile roof, tiled and wooden floor, rick walls, 4 bedrooms, ensuite, full bathrooms, lounge, kitchen, dining room - Out Building- Granny flat, shower. other: single garage, alarm system, swimming pool, fenced, electronic gates, street level.

(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 Durban West, No.1 Rhodes Avenue, Glenwood,

Durban. The office of the Sheriff Durban West will conduct the sale with auctioneer N Adams. 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 at No.1 Rhodes Avenue, Glenwood, Durban.

Dated at Umhlanga on the 25 February 2022

Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 031-5705600. Fax: 031 570 5796. Ref: FNB1/0102.

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**Case No: 9335/2019  
031 570 5600 DOCEX 27**

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

**Firststrand Bank Limited, Plaintiff and NTOMBIKAISE YVONNE MATHAMBO, (IDENTITY NUMBER: 840902 0339 08 6), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-03-31, 12h00, AT THE SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 / 2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN**

This is a sale in execution in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Defendant for money owing to the Plaintiff in the above Honourable Court in terms of which the following property will be sold in execution on 31 MARCH 2022 AT 12:00 AT THE SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 / 2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH ,350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE , DURBAN and/or online by registering on SHERIFF DURBAN DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended.

A unit consisting of –

a.) Section No.44 as shown and more fully described on Sectional Plan No. SS341/1985, in the scheme known as BRIGHTON SANDS in respect of the land and building or buildings situate at WENTWORTH, ETHEKWINI MUNICIPALITY of which section floor area, according to the said sectional plan, is 125 (ONE HUNDRED AND TWENTY-FIVE) 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. ST7146/2018,SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.PHYSICAL ADDRESS:44 BRIGHTON SANDS, 10 GOUSBLOM ROAD, BLUFF.

ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) IMPROVEMENTS:The following information is furnished but not guaranteed:BRICKED DOUBLE STOREY DUPLEX, TILED ROOF AND FLOORS, 3 BEDROOMS, 1 KITCHEN , 1 BATHROOM, 1 TOILET, COURTYARD AND 1 GARAGE.(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 for ACTING SHERIFF DURBAN SOUTH, UNIT 1 / 2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN. The office of the Deputy Sheriff for DURBAN SOUTH will conduct the sale with auctioneers ALLAN MURUGAN OR HIS DEPUTY. The sale will be conducted strictly in adherence with COVID 19 regulations together with the directives as signed by the Minister of Justice and Correctional Services, Honourable Lamola on the 23 July 2020.Advertising costs at current publication rates and sale costs according to court rules, S SOHAN.FRW0016/SS

Dated at UMHLANGA on the 28 February 2022

Strauss Daly Attorneys, 9th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga. Tel: 031 570 5600. Fax: 031 570 5796. Ref: FRW0016/SS.

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**Case No. 12920/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06) PLAINTIFF  
and MARILYN ORIA RAMATSUI (IDENTITY NUMBER: 710510 0463 082), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-04-07, 09:00, AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST 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 R200 000.00, will be held by the SHERIFF OF THE HIGH COURT, PRETORIA SOUTH WEST at AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST PARK on THURSDAY the 7TH of APRIL 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, PRETORIA SOUTH WEST during office hours.

CERTAIN:

A Unit consisting of -

(a) Section Number 11 as shown and more fully described on Sectional Plan Number SS15/1975, in the scheme known as LEGENE in respect of the land and building or buildings situated at PRETORIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 69 (SIXTY 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 ST83099/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED ALSO KNOWN AS: UNIT 11, LEGENE, 104 SOUTTER STREET, PRETORIA.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: LOUNGE, DINING ROOM, STUDY, KITCHEN, 1 BEDROOM, 1 BATHROOM, TOILET, 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 PRETORIA SOUTHWEST, AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST 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 PRETORIA SOUTH WEST.
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) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) (refundable) in cash;
  - e) Registration conditions;
  - (f) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA on the 16 February 2022

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 012 361 5640. Ref: R ISMAIL/CM/MAT62239.

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**Case No: 31061/2019  
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 SIVE DLULA,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-07, 10:00, HERIFF OF THE HIGH COURT, 5 ANEMOON STREET, GLEN MARAIS EXT 1**

In pursuance of a judgment dated 14 SEPTEMBER 2020 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by Kempton Park & Tembisa Sheriff or the Deputy on duty, on Thursday 7 April 2022 at 10:00 at 5 Anemoon Street, Glen Marais Ext. 1 by public auction and with a reserve in the amount of R 537,011.39

A Unit consisting of -

(a) Section 65 as shown and more fully described on Sectional Plan No. SS292/2018, in the scheme known as BEL-AIRE in respect of the land and building or buildings situated at POMONA EXTENSION 75 TOWNSHIP, Local Authority: City of Ekurhuleni Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 62m<sup>2</sup> (sixty-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 Number ST60236/2018 and subject to such conditions as set out in the aforesaid deed. The Property is situated at Section no. 65 Bel-Aire, C/O Fourth & Middle Roads, Pomona Ext 75.

Description of Property: 2 Bedrooms, Bathroom, TV/Living room, Carport and Kitchen. 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 R20,000.00 by eft.
- d) Registration Condition.

Dated at Port Elizabeth on the 1 March 2022

Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027217. Fax: 0415852239. Ref: Reatile Semane.

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**Case No: 31061/2019  
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 SIVE DLULA,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-07, 10:00, SHERIFF OF THE HIGH COURT, 5 ANEMOON STREET, GLEN MARAIS EXT 1**

In pursuance of a judgment dated 14 SEPTEMBER 2020 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by Kempton Park & Tembisa Sheriff or the Deputy on duty, on Thursday 7 April 2022 at 10:00 at 5 Anemoon Street, Glen Marais Ext. 1 by public auction and with a reserve in the amount of R 537,011.39

A Unit consisting of -

(a) Section 65 as shown and more fully described on Sectional Plan No. SS292/2018, in the scheme known as

BEL-AIRE in respect of the land and building or buildings situated at POMONA EXTENSION 75 TOWNSHIP, Local Authority: City of Ekurhuleni Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 62m<sup>2</sup> (sixty-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 Number ST60236/2018 and subject to such conditions as set out in the aforesaid deed. The Property is situated at Section no. 65 Bel-Aire, C/O Fourth & Middle Roads, Pomona Ext 75.

Description of Property: 2 Bedrooms, Bathroom, TV/Living room, Carport and Kitchen. 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 R20,000.00 by eft.

d) Registration Condition.

Dated at Port Elizabeth on the 1 March 2022

Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Tel: 0415027217. Fax: 0415852239. Ref: Reatile Semane.

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**Case No: D7786/2019**

IN THE HIGH COURT OF SOUTH AFRICA

KwaZulu Natal Local Division, Durban

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and Goukrun Narainpersadh (Id No: 540616 5119 08 6), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, 12:00, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban**

DESCRIPTION

REMAINDER OF PORTION 53 OF ERF 21 UMLAAS, REGISTRATION DIVISION FT., PROVINCE OF KWAZULU-NATAL, IN EXTENT: 647 (SIX HUNDRED AND FORTY SEVEN) SQUARE METERS, Held by Deed of Transfer No: T23562/1985 ("the Property");

Magisterial District - DURBAN SOUTH

The property is zoned: General Residential

(Nothing in this regard is guaranteed)

The property is situated at 20 HOWRAH ROAD, MEREBANK, DURBAN, 4052 and is improved by the constructions

thereon of a dwelling consisting of:

Main Building

Single Storey House

Brick Walls

Open plan lounge and dining room

1 Kitchen BIC  
4 Bedrooms  
1 Bathroom and Toilet  
1 Toilet  
1 Shower  
Veranda

Out Building  
Freestanding House  
Brick Walls  
Tile Roof  
1 Bedroom  
1 Bathroom

The improvements are not guaranteed.

Zoning General Residential

The full conditions of sale may be inspected at the abovementioned office of the acting Sheriff Durban South at UNIT 1/2 ELATION

HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN, 4001

Take further notice that:-

1. The sale is a sale in execution pursuant to a judgment contained in the above court.
2. 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 as per our sale requirements.
3. The balance of the purchase price shall be paid against transfer and shall be secured by a guarantee issued by 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 as stipulated in our sale requirements.
4. 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 as stipulated in our sale requirement.
5. 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 occupation to the date of transfer.
6. The Rules of this auction is available 24 hours before the auction at the office of the acting Sheriff Durban South at UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN, 4001
7. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for money owing to the Plaintiff (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - (b) FICA - legislation i.r.o proof of identity and address particulars.
  - (c) All bidders physically attending the auctions are required to pay registration deposit of R15,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
  - (d) All online bidders are required to pay R40,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
  - e) Registration conditions.
  - (f) Registration to take place at Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban, 4001 or online by registering on Sheriff Durban North / Acting Sheriff Durban South profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended.

The office of the acting Sheriff Durban South will conduct the sale with auctioneer Mr Allan Murugan, or his Deputy.

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

The Sheriff's Office will adhere strictly to Covid 19 regulations together with directives as signed by the Minister of Justice and Correctional Services, Honourable Lamola on 23 July 2020.

Dated at Durban on the 18 February 2022

Harkoo Brijlal & Reddy Inc., 155 Mathews Meyiwa Road, Morningside, Durban, 4001. Tel: 031 303 2727. Fax: 031 303 2586. Ref: RH/TRIMANE GOVENDER/S9835/19.

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**Case No: 1008/2018**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MBOMBELA (MAIN SEAT)]

**In the matter between: FIRST RAND BANK LIMITED, EXECUTION CREDITOR and SIBONGILE EUGENIE KHOZA, EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 09:00, The Sheriff's Office, 99 Jacaranda Avenue, West Acres, Mbombela**

DESCRIPTION:

A Unit consisting of: Section Number 51 as shown and more fully described on Sectional Plan Number SS453/2002 in the scheme known as RIVERSIDE ESTATE in respect of the land and building or buildings situated at ERF 41, RIVERSIDE PARK EXTENSION 3 TOWNSHIP, MBOMBELA LOCAL MUNICIPALITY, of which section the floor area, according to the said sectional plan is 123 (One Hundred and Twenty Three) square metres in extent and a) 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 ST19704/2016

Physical address is EMNOTWENI AVENUE, RIVERSIDE PARK, EXTENTION 3, NELSPRUIT

Main dwelling - residential home: 1 x lounge / 1 x kitchen / 2 x bedrooms / 2 x bathroom / 1 x shower / 2 x wc / 1 x car port / 2 x balconies / 1 x loft room –

Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R800 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 SENT) 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, 99 Jacaranda Avenue, West Acres, Mbombela.

8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: 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 or his deputy.

10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at Nelspruit on the 14 February 2022.

SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Tel: 013 752 4459. Fax: 013 752 4459. Ref: C VAN WYK / FK0057.

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Case No. 3202/2020

IN THE HIGH COURT OF SOUTH AFRICA  
MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06) PLAINTIFF  
and MULALO ROMEO MABIJA (IDENTITY NUMBER: 860531 5640 084), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK**

In execution of a judgment of the High Court of South Africa, Mpumalanga Division, Middelburg (Local Seat), abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT, WITBANK at PLOT 31, ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK on WEDNESDAY the 6TH of APRIL 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, WITBANK during office hours.

CERTAIN: ERF 5421, KLARINET EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION J.S. PROVINCE OF MPUMALANGA

MEASURING 300 (THREE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T6268/2015, SUBJECT TO THE CONDITIONS CONTAINED THEREIN ALSO KNOWN AS: 5421 LOVEBIRD STREET, KLARINET EXTENSION 8.

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

RESIDENTIAL HOME CONSISTING OF A TILED ROOF, 3 BEDROOMS, 1 BATHROOM, 1 KITCHEN, 1 LOUNGE

FENCING: BRICK WALLS.

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 WITBANK, PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK, 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 WITBANK.
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.

Dated at Pretoria on the 15 February 2022

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0865603329. Ref: R ISMAIL/WG/MAT65234.

Case No. 1557/2017

IN THE HIGH COURT OF SOUTH AFRICA  
MPUMALANGA DIVISION MBOMBELA (MAIN SEAT)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06) PLAINTIFF  
and LOUIS NTETHE MAPHANGA (IDENTITY NUMBER: 650202 5706 085) DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, IN FRONT OF MAGISTRATE'S COURT THULAMHASHE**

In execution of a judgment of the High Court of South Africa, Mpumalanga, Mbombela, abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT, BUSHBUCKRIDGE at IN

FRONT OF THE MAGISTRATE'S COURT THULAMAHASHE on WEDNESDAY the 6TH of APRIL 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, BUSHBUCKRIDGE during office hours.

CERTAIN: SITE NO A381, IN EXTENT: 480 (FOUR HUNDRED AND EIGHTY) SQUARE METRES AS SHOWN ON GENERAL PLAN/DIAGRAM NO PB689/1987, SITUATED IN THE TOWNSHIP OF MAVILJAN DISTRICT MAPULANENG

HELD BY DEED OF GRANT NO T827/96 DATED 19 AUGUST 1996 ALSO KNOWN AS: STAND 381, MAVILJAN ZONE A, BUSHBUCKRIDGE.

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

HOUSE CONSISTING OF BRICKS AND TILED ROOF WITH LOUNGE, BATHROOM, TOILET, KITCHEN, 3 BEDROOMS, 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 BUSHBUCKRIDGE, 13 NABOOM STREET, PHALABORWA 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 BUSHBUCKRIDGE.
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 on the 15 February 2022

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0865603329. Ref: R ISMAIL/WG/MAT46261.

**Case No. 53811/2019**

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 ANDRE SEYFFERT (IDENTITY NUMBER: 921010 5053 082) DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 11:00, 86 WOLMARANS STREET, POTCHEFSTROOM**

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, POTCHEFSTROOM at 86 WOLMARANS STREET, POTCHEFSTROOM on WEDNESDAY the 6TH of APRIL 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, POTCHEFSTROOM during office hours.

CERTAIN:

A Unit consisting of -

(a) Section No 4 a shown and more fully described on Sectional Plan No SS836/2016, in the scheme known as THERESIA PARK in respect of the land and building or buildings situate at ERF 3190 POTCHEFSTROOM TOWNSHIP LOCAL AUTHORITY: VENTERSDORP/TLOKWE LOCAL MUNICIPALITY NW 405, of which section the floor area, according to the said sectional plan, is 124 (ONE HUNDRED AND TWENTY 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 NO ST15517/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED ALSO KNOWN AS: UNIT 4, THERESIA PARK, 62 ESSELEN STREET, POTCHEFSTROOM.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: MAIN BUILDING: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, 1 BEDROOM, 1 BATHROOM

OUTBUILDING: GARAGE

WALLS: BRICK AND PLASTER

ROOF: 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 POTCHEFSTROOM, 86 WOLMARANS STREET, POTCHEFSTROOM, 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 POTCHEFSTROOM.
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) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) prior to the commencement of the auction in order to obtain a buyer's card;
  - (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 SJ van Wyk.

Dated at Pretoria on the 15 February 222

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0865603329. Ref: R ISMAIL/MVDB/MAT57874.

**Case No. 73333/2019**

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 YOUSAF AMOD (IDENTITY NUMBER: 910819 6206 082) DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-04-07, 09:00, AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R510 000.00, will be held by the SHERIFF OF THE HIGH COURT, PRETORIA SOUTH WEST at AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST PARK on THURSDAY the 7TH of APRIL 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, PRETORIA SOUTH WEST during office hours.

CERTAIN: PORTION 3 (PORTION OF PORTION 2) OF ERF 1350 PRETORIA TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG, MEASURING 522 (FIVE HUNDRED AND TWENTY TWO) SQUARE METERS, HELD BY DEED OF TRANSFER T62356/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ALSO KNOWN AS: 321 ZEILER STREET, PRETORIA WEST.

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

MAIN BUILDING: LOUNGE, KITCHEN, 4 BEDROOMS, 1 BATHROOM, 1 TOILET

COTTAGE: 1 BEDROOM, 1 BATHROOM, LIVING ROOM, KITCHEN.

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 PRETORIA SOUTH WEST, AZANIA BUILDING, cnr ISCOR AVENUE AND IRON TERRACE, WEST 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 PRETORIA SOUTH WEST.

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

(e) Registration conditions;

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

Dated at Pretoria on the 16 February 2022

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0862396955. Ref: R ISMAIL/OM/MAT60022.

Case No. 2242/2020

IN THE HIGH COURT OF SOUTH AFRICA

MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06) PLAINTIFF and MUSAWENKOSI INNOCENT MHLANGA (IDENTITY NUMBER: 840815 5861 088) FIRST DEFENDANT & MEISIE NOKUTHULE MHLANGA (IDENTITY NUMBER: 820418 03227 082) SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 10:00, PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK**

In execution of a judgment of the High Court of South Africa, Mpumalanga Division, Middelburg (Local Seat), in the abovementioned suit, a sale with a reserve price of R500 000.00, will be held by the SHERIFF OF THE HIGH COURT, WITBANK at PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK on WEDNESDAY the 6TH of APRIL 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, WITBANK during office hours.

CERTAIN: ERF 3178, TASBET PARK EXTENSION 12 TOWNSHIP, REGISTRATION DIVISION J.S. PROVINCE OF MPUMALANGA, MEASURING 450 (FOUR HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T7977/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ALSO KNOWN AS: STAND 3178 SNAKE VALLEY STREET, TASBET PARK EXTENSION 12.

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

RESIDENTIAL HOME CONSISTING OF TILED ROOF, 2 BEDROOMS, 1 BATHROOM, 1 KITCHEN, 1 LOUNGE, 1 CARPORT

FENCING: BRICK WALLS.

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 WITBANK, PLOT 31

ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK, 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 WITBANK.

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.

Dated at Pretoria on the 15 February 2022

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0866854170. Ref: R ISMAIL/WG/MAT63385.

**Case No. 54519/2020**

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 CLINTON ROBERT CAMPBELL SMITH (IDENTITY NUMBER: 800613 5401 08 0) DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-04-08, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

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, BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on FRIDAY the 8TH of APRIL 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, BOKSBURG during office hours.

CERTAIN:

A Unit consisting of -

(a) SECTION NO 183 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS31/2009, IN THE SCHEME KNOWN AS EVELEIGH ESTATES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT EVELEIGH EXTENSION 38 TOWNSHIP, LOCAL AUTHORITY EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 71 (SEVENTY ONE) 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 ST13484/2009 ALSO KNOWN AS: 183 EVELEIGH ESTATE, EDGAR ROAD, EVELEIGH ESTATE, BOKSBURG.

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

MAIN BUILDING: 2 BEDROOMS, KITCHEN, BATHROOM, LOUNGE, CAR PORT

FREESTANDING HOUSE

WALLS: PLASTER.

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 BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, 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 BOKSBURG.

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.

Dated at Pretoria on the 20 January 2022

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0866854170. Ref: N CROUS/BV/MAT65284.

Case No 1872/2021

IN THE HIGH COURT OF SOUTH AFRICA  
MPUMALANGA DIVISION - MBOMBELA (MAIN SEAT)

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and BELINAH LUBISI - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 09:00, The Sheriff's Office, 99 Jacaranda Avenue, West Acres, Mbombela**

DESCRIPTION:

A UNIT CONSISTING OF: Section Number 74 as shown and more fully described on Sectional Plan No. SS32/2015 in the scheme known as ELAWINI VILLAGE in respect of the land and building or buildings situated at REMAINING EXTENT AND PORTION 1 OF ERF 947, RIVERSIDE PARK, EXTENSION 5, TOWNSHIP, LOCAL AUTHORITY MBOMBELA LOCAL MUNICIPAL COUNCIL of which section the floor area, according to the said sectional plan, is 142 (ONE HUNDRED AND FORTY TWO) SQUARE METERS 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 NUMBER ST12617/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST3/2012 AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF ELAWINI HOME OWNERS ASSOCIATION NPC REGISTRATION NUMBER 2007/005261/08

Physical address: UNIT 74, 292 GAMTOOS STREET, ELAWINI VILLAGE, RIVERSIDE PARK, MBOMBELA

Main dwelling - residential home: 1 x lounge / 1 x dining room / 1 x kitchen / 1 x pantry / 3 x bedrooms / 2 x bathroom / 2 x showers / 2 x wc / 1 x dressing room / 2 x out garage / 1 x covered patio - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R1 500 000.00.

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 SENT) 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, 99 Jacaranda Avenue, West Acres, Mbombela.

8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: 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 or his deputy.

10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at Nelspruit on the 14 February 2022

SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Tel: 013 752 4459. Fax: 013 755 3897. Ref: C VAN WYK / FL0062.

**Case No. 8056/2020  
Docex 4, Parow**

IN THE HIGH COURT OF SOUTH AFRICA  
Western Cape Division, Cape Town

**In the matter between: Firstrand Bank Limited, Plaintiff and Mariam Najaar, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-29, 11:00, Sheriff Kuils River South, 23 Lngverwacht Road, Klipdam, Kuils River**

In execution of the judgment in the High Court, granted on 11 August 2021, the under-mentioned property will be sold in execution on 29 March 2022 at 11h00, by the sheriff Goodwood, at the sheriff's offices at Unit B5, Coleman Business Park, Coleman Street, Elsies River, with a reserve, of R1 800 000.00, to the highest bidder: - ERF: 32 and 34 - Pinelands, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 128 and 1031 square metres respectively, and held by Deed of Transfer No. T2422/2018 - and known as 1 Forest Place, Forest street, Pinelands

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

PROPERTY DESCRIPTION:

Main Dwelling: A residential dwelling consisting of a brick building under a tiled roof consisting of an entrance hall, lounge, study, kitchen, 3 x bedrooms, bathroom, toilet, carport, storeroom, bathroom / toilet  
Guest Cottage

A residential dwelling consisting of a lounge, kitchen, bedroom, shower, toilet.

Reserved price: The property will be sold without reserve

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Goodwood at the address being; Unit B5, Coleman Business Park, Coleman Street, Elsies River

Dated at Parow on the 22 December 2021

Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53083.

**Case No. 10144/2019  
Docex 4, Parow**

IN THE HIGH COURT OF SOUTH AFRICA  
Western Cape Division, Cape Town

**In the matter between: Firstrand Bank Limited, Plaintiff and John Henry William Louw, First Defendant  
Ruchsana Louw, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-29, 10:00, Sheriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River**

In execution of the judgment in the High Court, granted on 10 March 2020, the under-mentioned property will be sold in execution on 29 MARCH 2022 at 10h00, with a reserve of R1 108 508.97, by the sheriff Kuils River South, at the sheriff's offices at 23 Langverwacht Road, Klipdam, Kuils River, to the highest bidder:

ERF: 2451, BRACKENFELL, situate in the City of Cape Town, Stellenbosch Division, Province Western Cape measuring 750 square metres and held by Deed of Transfer No. T1008/2017 - and known as cnr 32 Keurboom Street and Ravlee Road, Protea Heights, Brackenfell.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

**PROPERTY DESCRIPTION:**

A residential dwelling consisting of a brick building under a tile / iron roof consisting of an entrance hall, lounge, study, kitchen, 3 x bedrooms, bathroom, 2 x showers, 2 x toilets, 2 x garages, servants room, bathroom / toilet, covered patio, balcony.

Reserved price: The property will be sold without reserve

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Kuils River South at the address being; 23 Langverwacht Road, Klipdam, Kuils River

Dated at Parow on the 19 January 2022

Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53025.

**Case No. 36515/2021  
DOCEX 5 BEDFORDVIEW**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG LOCAL DIVISION JOHANNESBURG

**In the matter between: SB GUARANTEE COMPANY RF (PTY) LIMITED, Plaintiff and JACOB MLOKOTHWAS NYEMBE N.O., First Respondent, LUNGISANI SIPHIWE BUTHELEZI N.O., Second Respondent and JOHANNES JACOBUS ROETS N.O, Third Respondent**

**SALE IN EXECUTION - IMMOVABLE PROPERTY**

**2022-04-06, 09:00, Sheriff of the High Court, Palm Ridge, 39a Louis Trichardt Street, Alberton North**

ERF 246, MEYERSDAL NATURE ESTATE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, HELD BY DEED OF TRANSFER NUMBER T70439/2007

MAGISTERIAL DISTRICT: PALM RIDGE

STREET ADDRESS: 10 ROCK PIGEON CLOSE, MEYERSDAL ECO ESTATE, HENNIE ALBERT STREET,

Zone: Residential

Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed:

Double Storey residential dwelling comprising:

Ground floor: a double volume entrance, guest en-suite bedroom with dressing room, a formal room, guest cloakroom, TV lounge, dining room, bar room, entertainment lounge, gym room with shower and sauna, kitchen with scullery, wash area, laundry and a garage for 4 vehicles.

Upper Level: TV lounge, study and four en-suite bedrooms (two with en-suite dressing rooms).

Outside: large patio area, jacuzzi, built in braai, swimming pool, storeroom, outside toilet and staff accommodation.

Conditions of Sale may be inspected at the Sheriff Palm Ridge , 39a Louis Trichardt Street, Alberton North.

Dated at BEDFORDVIEW on the 21 February 2022

MARTINS WEIR-SMITH INC., GROUND FLOOR, BLOCK D WEST, HANS MERENSKY OFFICE PARK, 32 VAN BUUREN ROAD, BEDFORDVIEW. Tel: 011 450 3054. Fax: 086 591 3424. Ref: MR MARTINS/rt/T508.

Case No. 1580/2019

IN THE HIGH COURT OF SOUTH AFRICA  
MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)

**In the matter between FIRST RAND BANK LIMITED - EXECUTION CREDITOR and IVAN EDWARD DOUGLAS LEAR - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 10:00, The Sheriff's Office, PLOT 31, ZEEKOWATER, CNR OF GORDON ROAD & FRANCOIS STREETS, WITBANK**

**DESCRIPTION:**

ERF 225, DEK JUDOR TOWNSHIP / REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA / MEASURING 1586 (ONE THOUSAND FIVE HUNDRED AND EIGHTY SIX) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T15872/2014 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 15 CHRISTINE STREET, DEL JUDOR, WITBANK.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 1 X bedroom / 1 X bathrooms / 2 X out garage

Second dwelling - residential home: 1 x entrance hall / 1 X lounge / 1 X family room / 1 x dining room / 1 X kitchen / 1 x scullery / 4 X bedrooms / 2 X bathroom / 1 X wc / 2 X garage / 2 c carports / 1 X store room / 1 X bathroom / wc - Nothing in this regard is guaranteed.

1. The sale shall not be subject to a reserve price.
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 SENT) 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, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK.
8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: 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 or his deputy.
10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at Nelspruit on the 17 February 2022

SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Tel: 013 752 4459. Fax: 013 755 3897. Ref: C VAN WYK / FL0047.

Case No. 18267/2018  
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 Molete, Kaifas Joseph, Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 10:00, 19 Pollock Street, Randfontein**

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 R460 000.00 will be held by the offices of the Sheriff of the

High Court Randfontein at 19 Pollock Street, Randfontein, on Wednesday the 6th day of April 2022 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: Property Description:

(a) Section Number 2 as shown and more fully described on Sectional Plan Number SS112/2007, in the scheme known as Quintisas Place, in respect of the land and building or buildings situate at Greenhills Extension 3 Township, Local Authority: Rand West City Local Municipality, of which section the floor area, according to the said sectional plan, is 170 (One Hundred and Seventy) square meters 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 ST10813/2012 and situate at Section Number 2 Quintisas Place, 29 Irma Stern Street, Greenhills Extension 3, Randfontein, Gauteng in the Magisterial District of Randfontein Improvements: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: Constructed of Face Brick and Clay Tile Roof; Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, Balcony Outbuildings: Garage 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 Randfontein at 19 Pollock Street, Randfontein.

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 on the 28 February 2022

Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Tel: 0118076046. Fax: 0866143218. Ref: VO/S54969.

**Case No. 56378/2020  
364, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**In the matter between: NEDBANK LTD, Plaintiff and KGOTHATSO SAMUEL LEOLA (ID. 940409 5511 080) N.O.  
DEFENDANT**

NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY

**2022-04-01, 10:00, SHERIFF MORETELE AT TEMBA AUTO SPARES BUILDING 4337, TOWN CENTRE, TEMBA**

PORTION 9 OF ERF 345, HAMMANSKRAAL TOWNSHIP; REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG; MEASURING 282 (TWO HUNDRED AND EIGHTY TWO) SQUARE METRES; HELD BY DEED OF TRANSFER NO T 13313/2000

IMPROVEMENTS NOT GUARANTEED: 3 x BEDROOM, 1x BATHROOM, 1 x KITCHEN, 1 x LOUNGE / DINING ROOM

[jeanne@pierrekrynuaw.co.za](mailto:jeanne@pierrekrynuaw.co.za)

Dated at Pretoria on the 28 February 2022

PIERRE KRYNAUW ATTORNEYS, 7 PROTEA STREET, SOETDORING BUILDING, GROUND FLOOR, NORTH WING, DOORINGKLOOF, CENTURION. Tel: 012 667 4251. Fax: 086 758 3571. Ref: REF: CD1086.

Case No. 55324/2018  
364, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**In the matter between: NEDBANK LTD, Plaintiff and JOHANNA BRENDA MAKELE MOFOKENG (ID. 771112 0493 080) N.O., 1st DEFENDANT and JOHANNA BRENDA MAKELE MOFOKENG (ID. 771112 0493 080), 2nd DEFENDANT**

NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY

**2022-04-07, 09:00, SHERIFF PRETORIA SOUTH WEST AT AZARIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK**

ERF 3509 DANVILLE EXTENTION 8 TOWNSHIP;  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG;  
MEASURING 380 (THREE HUNDRED AND EIGHTY) SQUARE METRES;  
HELD BY DEED OF TRANSFER NO. T 27262/2001  
IMPROVEMENTS NOT GUARANTEED: 3 x BEDROOM, 1x BATHROOM, 1 x KITCHEN, 1 x LIVING ROOM

jeanne@pierrekrynauw.co.za

Dated at Pretoria on the 28 February 2022

PIERRE KRYNAUW ATTORNEYS, 7 PROTEA STREET, SOETDORING BUILDING, GROUND FLOOR, NORTH WING, DOORINGKLOOF, CENTURION. Tel: 012 667 4251. Fax: 086 758 3571. Ref: REF: CD0916.

Case No. 13177/2021  
Docex 63 Cape Town

IN THE HIGH COURT OF SOUTH AFRICA  
Western Cape Division

**In the matter between: Firststrand Bank Ltd, Plaintiff and Mervyn John Pause, First Defendant  
Yolanda Pause, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-05, 11:00, the Office of the Sheriff of Goodwood at Unit B5, Coleman Business Park, Coleman Street, Elsies River**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the Office of the Sheriff of Goodwood at Unit B5, Coleman Business Park, Coleman Street, Elsies River, on Tuesday 05 April 2022 at 11h00, subject to a minimum reserve price of R 267 581.57 (two hundred and sixty seven thousand five hundred and eighty one rand fifty seven cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 133332, CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

SITUATE AT 23 Botterblom Street, Kalksteentfontein, In Extent: 268 (two hundred and sixty eight) square metres, Held by Deed of Transfer No. T21520/2008

The property is improved as follows, though in this respect nothing is guaranteed: 2 Bedrooms, Kitchen, Bathroom & Toilet, Lounge/Dining Room, Outside Attached Building

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendants for money owing to

the plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the above mentioned sheriff of the

court, and the auction will be conducted by the sheriff or his deputy.

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

- a) In accordance with the Directive of the Consumer Protection Act
- b) FICA-legislation requirements: proof of ID and residential address
- c) Payment of registration of R 15 000.00 in cash (refundable)

## d) Registration conditions

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

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale,

3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R

40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) 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 financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be

delivered by the purchaser to the sheriff within 15 (fifteen) 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 in the conditions of sale.

Dated at Cape Town on the 1 February 2022

KG Druker & Associates Inc., 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Tel: (021) 423 5060. Fax: (021) 423 5099. Ref: FRB1/0456.

**Case No: 38955/2020**

**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 LUVIAN PETER SAMMERING (ID NUMBER: 810923 5279 081) FIRST JUDGEMENT DEBTOR, ADELAIDE SAMMERING (ID NUMBER: 870919 0257 087) SECOND JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2022-04-04, 11:00, 229 BLACKWOOD STREET, HENNOSPARK**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R880 000.00, will be held by the Sheriff, CENTURION WEST, at 229 BLACKWOOD STREET, HENNOSPARK on MONDAY the 4TH APRIL 2022 at 11H00 of the undermentioned property of the Judgement Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff, CENTURION WEST, 1 DIRK SMITH INDUSTRIAL PARK, 14 JAKARANDA STREET, HENNOSPARK during office hours: A UNIT CONSISTING OF- (a) SECTION NUMBER 34 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS413/2010, IN THE SCHEME KNOWN AS SEOUL IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT THE REEDS EXTENSION 26 TOWNSHIP, LOCAL AUTHORITY CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 116 (ONE HUNDRED AND SIXTEEN) SQUARE METERS 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 ST73832/2011 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST73832/2011, MAGISTERIAL DISTRICT: TSHWANE CENTRAL, ALSO KNOWN AS: SECTION 34 SEOUL, 43 MULDER STREET, THE REEDS EXTENSION 26, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed.

A dwelling consisting of: 3 bedrooms, 1 bathroom, 1 toilet, 1 kitchen, 1 lounge, 1 dining room, 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.info.gov.za/view/DownloadFileAction?id=99961>)

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

(c) All bidders are required to pay R10,000.00 (d)Registration Conditions(e)Registration form to be completed before the Auction.

The purchaser 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 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 to date of transfer. Inspect conditions at THE SHERIFF CENTURION WEST'S OFFICE, 1 DIRK SMITH INDUSTRIAL PARK, 14 JAKARANDA STREET, HENNOPSPARK. TELEPHONE NUMBER: (012) 653-1085.

Dated at PRETORIA on the 9 March 2022

STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: 012 365 1887. Ref: M JONKER/AM/DH39640.

**Case No: 64628/2019  
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 CHARMAIN IRENE ROSSOUW (ID NUMBER: 650413 0022 085) JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R192 956.01, will be held by the Sheriff, ROODEPOORT NORTH, at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAY the 1ST APRIL 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, ROODEPOORT NORTH during office hours:

A unit consisting of -

(a) Section No 10 as shown and more fully described on Sectional Plan No. SS143/2008, in the scheme known as QUESTA REY in respect of the land and building or buildings situate at WILGEHEUWEL EXT 23 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said Sectional Plan, is 51 (Fifty One) 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 ST21458/2008 MAGISTERIAL DISTRICT: JOHANNESBURG WEST, ALSO KNOWN AS: UNIT 10 QUESTA REY, 58 STRAUSS AVENUE, WILGEHEUWEL EXT 23, 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 living room / lounge, 1 kitchen, 1 carport. Fencing: Bricks; Outer Wall Finishing: Plaster; Roof Finishing: Tiles; Inner Floor Finishing: Tiles. 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

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

(c) Payment of a registration fee of R15,000.00

(d) Registration Conditions

(e) Registration form to be completed before the Auction.

The purchaser 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 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 to date of transfer. Inspect conditions at THE SHERIFF ROODEPOORT NORTH'S OFFICE, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. TELEPHONE NUMBER: (011) 760- 1172.

Dated at Pretoria on the 9 March 2022

STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: 012 365 1887. Ref: M JONKER/AM/DH39453.

Case No: 85595/2019  
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 SSONKO MICHAEL JAMES MBATHA (ID: 7311195793082) FIRST JUDGEMENT DEBTOR, LERATO INNOCENTIA CHAKA (ID: 7811170339082) SECOND JUDGEMENT DEBTOR, STEPHEN NYAME-TSIASE CLARKE (BORN ON 24 SEPTEMBER 1967) THIRD JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2022-03-30, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) PRETORIA**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R857 298.73, will be held by the Sheriff PRETORIA EAST, at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA on WEDNESDAY the 30TH MARCH 2022 at 10H00 of the undermentioned property of the Judgement Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff PRETORIA EAST during office hours:

A UNIT CONSISTING OF- (a) SECTION NO 16 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS459/2004, IN THE SCHEME KNOWN AS LA MARELU IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 12 SIX FOUNTAINS TOWNSHIP, LOCAL AUTHORITY: KUNGWINI LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 196 (ONE HUNDRED AND NINETY 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 NO ST06/83818, MAGISTERIAL DISTRICT: TSHWANE CENTRAL. ALSO KNOWN AS: UNIT 16 LA MARELU COMPLEX, 13 CHRISTELLE STREET, SIX FOUNTAINS ESTATE, BENDEMAN BOULEVARD, PRETORIA, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 3 bedrooms, 1 bathroom, 1 toilet, lounge, dining room, kitchen, 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
- (b) FICA-legislation - proof of identity and address particulars
- (c) Payment of a registration fee of R100,000.00 (EFT)
- (d) Registration Conditions
- (e) Registration form to be completed before the Auction.

The purchaser 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 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 to date of transfer.

Inspect conditions at THE SHERIFF PRETORIA EAST'S OFFICE, 813 STANZA BOPAPE STREET, PRETORIA. TELEPHONE NUMBER: (012) 342-7240.

Dated at PRETORIA on the 9 March 2022

STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: 012 365 1887. Ref: M JONKER/AM/DH36002.

Case No: 61512/2018

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

**In the matter between: BUSINESS PARTNERS LTD (REG NO: 1981/000918/06), Plaintiff, and KUDUMELA HOLDINGS (PTY) LTD (REG NO: 2013/166858/07) (1ST DEFENDANT), KGOANE FRANK RACHUENE (ID NO.: 6404085765087 (2ND DEFENDANT) and MALETE WINNIE RACHUENE (ID NO.: 7410150616088),**

NOTICE OF SALE IN EXECUTION

**2021-03-30, 09h00, OFFICE OF SHERIFF PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

ADDRESS OF PROPERTY:

ERF 419, VERWOERDPARK EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, MEASURING 892 (EIGHT HUNDRED AND NINETY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER: T9926/2009, SUBJECT TO THE CONDITIONS THEREIN CONTAINED KNOWN AS 42 NERINA AVENUE, VERWOERDPARK, ALBERTON

Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed.

A DWELLING COMPRISING OF:

DOUBLE STOREY RESIDENTIAL PROPERTY

5 X BEDROOMS

2 X BATHROOMS

LOUNGE

DINING ROOM

STUDY

KITCHEN

OUTSIDE BUILDING WITH 1 X BEDROOM AND TOILET

SWIMMING POOL

DOUBLE GARAGE

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

Directive of the Consumer Protection Act 68 of 2008

(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

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

(c) Payment of a registration fee of R15 000.00, in cash, one (1) day prior to commencement of the auction in order to obtain a buyer's card

(d) Registration Conditions

(e) Registration form to be completed before the Auction.

Rules of the auction and Conditions of sale may be inspected 24-hours prior to the auction at THE SHERIFF'S OFFICES, SHERIFF FOR PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH.

Dated at Pretoria on the 7 March 2022

STRYDOM BRITZ MOHULATSI ATTORNEYS, MENLYN WOODS OFFICE PARK, BUILDING A, FIRST FLOOR, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: 0123651887. Fax: 0865378066. Ref: W NOLTE/AE/DL38028.

Case No: 5568/2021  
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 TEBOGO MOOKETSI N.O. duly appointed EXECUTRIX in the ESTATE OF THE LATE PHILLIAN SESINYE in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended), Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 09:00, THE SHERIFF'S OFFICE, LENASIA NORTH: NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 26 OCTOBER 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 000 000.00, by the Sheriff of the High Court LENASIA NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, LENASIA 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 50 (A PORTION OF PORTION 1) OF ERF 895 NANCEFIELD TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT: 1 873 (ONE THOUSAND EIGHT HUNDRED AND SEVENTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER T49680/2015. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO (also known as: 9 STERRE ROAD, NANCEFIELD, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, OPEN BALCONY, COVERED PATIO & OUTBUILDING: 2 GARAGES, STAFF QUARTERS, STAFF BATHROOM & OTHER FACILITIES: AUTO GARAGE, ELECTRONIC GATE, ALARM SYSTEM, FIREPLACE

Dated at Pretoria on the 7 February 2022

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: S13857/DBS/N FOORD/CEM.

**Case No: 8719/2021  
DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff, and LINDIWE ADELAIDE MDLALOSE, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-05, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG WEST: 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, GAUTENG**

In pursuance of a judgment granted by this Honourable Court on 15 NOVEMBER 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 R363 170.74, by the Sheriff of the High Court JOHANNESBURG WEST, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, JOHANNESBURG WEST: 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 13 OF ERF 2535 RIVERLEA EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 255 (TWO HUNDRED AND FIFTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T8291/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 33 MUSKEJAAT ROAD, RIVERLEA EXTENSION 3, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, TOILET, 2 CARPORTS

TAKE FURTHER NOTICE THAT:

1. Sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor(s) for money owing to the Execution Creditor.

2. Rules of auction and conditions of sale may be inspected at the Sheriff's office, SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, GAUTENG, 24 hours prior to the auction.

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

4. All bidders are required to pay a R30 000.00 (REFUNDABLE) registration fee via eft prior to the commencement of the auction in order to obtain a buyer's card.

5. Registration for auctions is open the day before from 9:30 to 1Pm and closes at 09:30 on the day of auction no expectations.

6. The Sheriff, MR INDRAN ADIMOOLUM, will conduct the auction.

7. The Purchaser shall pay to the Sheriff a deposit of ten per cent (10%) of the purchase price in cash or by bank guaranteed cheque on the day of the 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 days after the sale.

Dated at Pretoria on the 7 February 2022

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax: 086 206 8695. Ref: F9735/DBS/N FOORD/CEM.

**Case No. 1386/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
MPUMALANGA DIVISION MIDDELBURG (LOCAL SEAT)

**In the matter between: FIRST RAND BANK LIMITED, EXECUTION CREDITOR and JOHANNES LAMBERTUS VENTER, EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2022-04-06, 10:00, The Sheriff's Office, 25 Pringle Street, Secunda**

**DESCRIPTION:**

ERF 4407 EXTENTION 9 SECUNDA TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 927 (NINE HUNDRED AND TWENTY SEVEN) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T19154/2016 / SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 46 KROKODIL AVENUE, EXTENTION 9, SECUNDA.

Main dwelling - residential home: 1 x entrance hall / 1 x lounge / 1 x dining room / 1 x kitchen / 3 x bedroom / 1 x bathroom / 1 x shower / 2 x wc / 2 x carports / 1 x laundry / 1 x storeroom / 1 x entertainment area

Granny Flat 1 - 1 x lounge / 1 x kitchen / 1 x bedroom / 1 x shower / 1 x wc / 1 x carport

Granny Flat 2 - 1 x lounge / 1 x kitchen / 1 x bedroom / 1 x shower / 1 x wc / 1 x carport - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R1 200 000.00.

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 SENT) 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, 25 PRINGLE STREET, SECUNDA.

8. 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)) / 9. The auction will be

conducted by the Sheriff or his deputy. /10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at Nelspruit on the 25 January 2022

SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Tel: 013 752 4459. Fax: 013 755 3897. Ref: C VAN WYK / FV0064.

**Case No. 620/2019**

IN THE HIGH COURT OF SOUTH AFRICA  
MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and WISEMAN MVULENI MBALI - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 10:00, The Sheriff's Office, Plot 31 Zeekoewater, cnr of Gordon Road & Francois Street, Witbank**

DESCRIPTION:

ERF 3798, KLARINET, EXTENTION 6, WITBANK TOWNSHIP / REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA / MEASURING 300 (THREE HUNDRED) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T6931/2015 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property")

The physical address is: 3798 KLARINET STREET, WITBANK.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 3 X bedrooms / 2 X bathroom - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R500 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 SENT) 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, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK.
8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: 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 or his deputy.
10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at Nelspruit on the 7 February 2022

SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Tel: 013 752 4459. Fax: 013 755 389. Ref: C VAN WYK / FM0253.

Case No. 37697/2019  
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IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**In the matter between: MINHENDA PROPERTY INVESTMENTS (PTY) LTD (APPLICANT) and JIANCHUN LIN (FIRST RESPONDENT) and XIAQUANMEI LIN (SECOND RESPONDENT)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-04, 11h00, SHERIFF CENTURION WEST, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION**  
HOLDING 86 MNANDI AGRICULTURAL HOLDINGS, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

EXTENT: 2,0527 (two comma zero five two seven) hectares, Held by virtue of deed of transfer T20572/2019, Subject to all such conditions contained in the aforesaid Deed

PHYSICAL ADDRESS: Holding 86, 58 Constantia Avenue, Mnandi Agricultural Holdings, Centurion, Pretoria

ADDRESS WHERE CONDITIONS OF SALE MAY BE INSPECTED:

Sheriff Centurion West, 229 Blackwood Street, Hennopspark, Centurion

Dated at Centurion on the 18 February 2022

DP DU PLESSIS INCORPORATED, DP DU PLESSIS BUILDING, 102 RIVER ROAD, LYTTTELTON MANOR, CENTURION. Tel: (012) 664 6767. Fax: 086 459 7171. Ref: HJ DU PLESSIS SNR./dg/M1419.

Case No. D9850/2017

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 Dominic Vusumuzi Tshabalala, First Judgment Debtor, Moipone Lorraine Tshabalala, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-30, 10:00, 18 Suzuka Street, Westmead, Pinetown**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Pinetown at the Sheriff's Office,

18 Suzuka Road, Westmead, Pinetown on Wednesday, 30 March 2022 at 10h00. Full conditions of sale can be inspected at the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown 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 1100 New Germany (Extention No. 10), Registration Division: FT, Province of KwaZulu-Natal In Extent: 1 235 (one thousand two hundred and thirty five) square metres Held by Deed of Transfer: T1897/2017, Also known as: 40 Louis Walter Road, New Germany Ext 10. Magisterial District: eThekweni Magisterial District Improvements: Main Building: 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen. Outbuilding: 1 garage. Other: Precast walling, paving.

Zoned: Residential

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 Pinetown, 18 Suzuka Road, Westmead, Pinetown.

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 R 15 000.00 in cash
- d) Registration conditions

The conditions shall lie for inspection at the office of the Sheriff 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 and/or Mrs S. Raghoo.

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

Dated at Pretoria on the 9 March 2022

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6720.

**Case No. 5273/2021**

IN THE HIGH COURT OF SOUTH AFRICA

Gauteng Division, Pretoria

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Jose John Langa, First Judgment Debtor, Nhlakanipho Mthembu, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-31, 10:00, 51/61 Rosettenville Road, Village Main, Industrial Park, Unit B1, Johannesburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Johannesburg North at the Sheriff's Office, 51/61 Rosettenville Road, Village Main, Industrial Park, Unit B1, Johannesburg on Thursday, 31 March 2022 at 10h00, subject to a reserve price of R 340 000.00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg North, 51 - 61 Rosettenville Road, Unit B1 Village Main, Industrial Park, Johannesburg 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) Section No. 1114 as shown and more fully described on Sectional Plan No. SS224/2006 in the scheme known as The Parktonian in respect of the land and building or buildings situated at Johannesburg Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 55 (fifty five) 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 ST65405/2006; Also known as 1114 The Parktonian, 118 De Korte Street, Braamfontein, Johannesburg. Magisterial District: Johannesburg Central Improvements: A Sectional Title Unit with: 1 bedroom, 1 bathroom, lounge, dining room, kitchen.

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 on the 9 March 2022

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6476.

**Case No. 452/2017**

IN THE HIGH COURT OF SOUTH AFRICA

GAUTENG DIVISION, PRETORIA

**In the matter between: ABSA BANK LTD, PLAINTIFF and NELSON FANAFANA ABEL MBETHE, ID 711010 5643 084, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 10:00, SHERIFF OFFICE OF WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK,**

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 WITBANK on the 6th day of APRIL 2022 at 10H00 at THE SHERIFF OFFICE OF WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK, 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 WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK : ERF 792 KWA-GUQA EXTENSION 2 TOWNSHIP REGISTRATION DIVISION: JS; MPUMALANGA PROVINCE MEASURING: 587 (FIVE EIGHT SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NO. T128660/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: STAND 792 UMKHOMAZI STREET, KWA-GUQA EXTENSION 2, EMALAHLENI

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 R15 000.00 (refundable) cheque or 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, 2 Bathrooms, Separate Toilet and Garage.

Dated at Pretoria on the 14 February 2022

HACK, STUPEL & ROSS ATTORNEYS, 2ND FLOOR, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185/9. Ref: VAN WYK/Mandi/DA3131.

**Case No. 20222/2015**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**In the matter between: ABSA BANK LTD, PLAINTIFF and COMFORT BUSINESS ENTERPRISE CC  
REGISTRATION NUMBER: 2003/023518/23, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 10:00, SHERIFF OF THE HIGH COURT WHITE RIVER & NSIKAZI at THE MAGISTRATE OFFICE OF  
WHITE RIVER**

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 WHITE RIVER & NSIKAZI on the 6th day of APRIL 2022 at 10H00 at THE MAGISTRATE OFFICE OF WHITE RIVER 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 WHITE RIVER & NSIKAZI, 36 HENNIE VAN TILL STREET, WHITE RIVER : ERF 1169 WHITE RIVER EXTENSION 9 TOWNSHIP REGISTRATION DIVISION: J.U, MPUMALANGA PROVINCE MEASURING: 1051 (ONE ZERO FIVE ONE) SQUARE METRES HELD BY DEED OF TRANSFER

T 334372/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 11 HAZEL CRESCENT, WHITE RIVER EXT 9

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 R10 000.00 in cash or 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, Study, 3 Bedrooms, Kitchen, Pantry, Laundry Room, Bathroom, Shower and 2 Toilets. Outbuildings: Shower, Toilet, 2 Garages, 2 Carports and a Storeroom

Dated at Pretoria on the 15 February 2022

HACK, STUPEL & ROSS ATTORNEYS, 2ND FLOOR, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185/9. Ref: VAN WYK/Mandi/DA2780.

**Case No. 87517/2019**IN THE HIGH COURT OF SOUTH AFRICA  
Gauteng Division, Pretoria**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Zanele Madlala,  
Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort at the Sheriff's Offices, 182 Progress Road, Lindhaven, Roodepoort on Friday, 01 April 2022 at 10h00.

Full conditions of sale can be inspected at the Sheriff Roodepoort, at the abovementioned address 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. 62 as shown and more fully described on Sectional Plan No. SS314/1997 in the scheme known as Panorama View in respect of the land and building or buildings situated at Allen's Nek Ext 19 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 69 (sixty 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 under Deed of Transfer ST5698/2013; Also known as 62 Panorama View, cnr Eland and Duiker Streets, Allen's Nek Ext 19. Magisterial District: Johannesburg West Improvements: A Sectional Title Unit with: 3 bedrooms, 1 bathroom, TV room/lounge, kitchen, carport, brick fencing, outer wall finishing - plaster, roof finishing - tiles, inner floor finishing - tiles. 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 on the 9 March 2022

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6173.

**Case No. 30221/2016  
Docex 450, Johannesburg**IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG LOCAL DIVISION, JOHANNESBURG**In the matter between: ABSA BANK LIMITED, Plaintiff and LYDIA SEBOLELO MOKOENA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-30, 09:00, SHERIFF - PALM RIDGE at 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH**

IN EXECUTION of judgments of the above Honourable Court in the above action, dated the 27th day of APRIL 2015, 31st day of MAY 2017, 26th day of MARCH 2020 and 10th AUGUST 2021, a sale will be held at the office of the SHERIFF - PALM RIDGE at 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH on 30 MARCH 2022 at 09H00 of the under-mentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the sheriff PALM RIDGE at 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH. The property shall be sold to the highest bidder.

ERF 10809, TOKOZA EXTENSION 2 TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 375 (THREE HUNDRED AND SEVENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T11461/2012 SITUATED AT: 10809 MOTSOENYANE STREET, TOKOZA Magisterial Court District (Palm Ridge) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: MAIN BUILDING: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS AND 1 BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS"

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus v.a.t. and a minimum of R3 000.00 plus v.a.t.

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 days after the date of sale.

3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH. The office of the Sheriff - PALM RIDGE 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.infp.gov.za/view/DownloadFileAction?id=99961>)

b. Fica-Legislation - Proof of Identity and address particulars

c. Payment of a registration fee of R30 000.00 - in cash/EFT

d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF PALM RIDGE at 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH.

Dated at Johannesburg

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: M29807/M813/ N Erasmus/zm - E-mail: [cedrick@timdutoit.co.za](mailto:cedrick@timdutoit.co.za)

**Case No. 30170/2010**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**In the matter between: ABSA BANK LTD, PLAINTIFF and VELA JAMES MSOMI, ID 630530 5242 080, 1ST DEFENDANT CATHERINE NTINA MSOMI, ID 651208 0253 089, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-04, 09:00, SHERIFF OFFICE OF BRITS, 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 BRITS on the 4th day of APRIL 2022 at 09H00 at THE SHERIFF OFFICE OF BRITS, 62 LUDORF STREET, BRITS, 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 BRITS, 62 LUDORF STREET, BRITS: ERF 928, MABOPANE UNIT C TOWNSHIP REGISTRATION DIVISION: J.R, GAUTENG PROVINCE MEASURING: 300 (THREE HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER T105657/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 928 BLOCK C, MABOPANE

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 R20 000.00 (Refundable) eft prior to the commencement of the auction;

d) All conditions applicable to registration;

e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction.

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, 4 Bedrooms and Bathroom.

Dated at Pretoria on the 11 February 2022

HACK, STUPEL & ROSS ATTORNEYS, 2ND FLOOR, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185/9. Ref: VAN WYK/Mandi/DA2551.

**Case No. 49757/2017  
Docex 450, Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, JOHANNESBURG

**In the matter between: ABSA BANK LIMITED, and Plaintiff and FRANCOIS DON VAN WYK (Identity Number: 700505 5005 08 8) Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-30, 09:00, SHERIFF - PALM RIDGE at 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 8th day of NOVEMBER 2018, a sale will be held at the office of the SHERIFF - PALM RIDGE at 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH on 30 MARCH 2022 at 09H00 of the under-mentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the sheriff PALM RIDGE at 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH, without reserve.

ERF 2328, MEYERSDAL EXTENSION 23 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 690 (SIX HUNDRED AND NINETY) SQUARE METRES HELD BY DEED OF TRANSFER NO. T7414/2013 SITUATE AT: 39 FRANCOLIN STREET, MEYERSDAL EXT 23, ALBERTON Magisterial Court District (Palm Ridge) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: MAIN BUILDING : LOUNGE X1, OFFICE X1, BEDROOMS X3, KITCHEN X1, PANTRY X1, SCULLERY X1, BATHROOMS X2, SHOWERS X3 & TOILETS X4. ENTRANCE HALL OTHER : SWIMMING POOL THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus v.a.t. and a minimum of R3 000.00 plus v.a.t. 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 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH. The office of the Sheriff - PALM RIDGE 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.infp.gov.za/view/DownloadFileAction?id=99961>) b. Fica-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R15 000.00 - in cash/EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF PALM RIDGE at 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH.

Dated at Johannesburg

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JR4510/V654/ N Erasmus/zm - E-mail: [cedrick@timdutoit.co.za](mailto:cedrick@timdutoit.co.za)

**Case No. 40212/2016**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and MKHABELA: VUSIMUZI WISEMAN, Defendant**  
NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, 14:00, SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 16TH March 2018 in terms of which the following property will be sold in execution on 31ST MARCH 2022 at 14h00 by the SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON to the highest bidder ERF 1184 HENLEY ON KLIP TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 4047 (FOUR THOUSAND AND FOURTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T21120/07, SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED: 1184 EATON ROAD, HENLEY ON KLIP ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed:

IMPROVEMENT: VACANT LAND (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 EFT 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 MEYERTON.

The office of the SHERIFF MEYERTON 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 R10 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, SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON.

Dated at Sandton on the 14 January 2022

STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600.  
Ref: CMICHAEL/NK/ABS697/1457.

**Case No. 19394/2020**

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  
VUSI SIPHO KABINI, (Id No: 710717 5539 085), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-07, 10:00, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS  
EXTENSION 1**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 18th FEBRUARY 2021 and respectively in terms of which the following property will be sold in execution on 7th of APRIL 2022 at 10H00 by the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 to the highest bidder with reserve R526 000.00: PORTION 9 OF ERF 6836 BIRCH ACRES EXTENSION 44 TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG, MEASURING 362 (THREE HUNDRED AND SIXTY-TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T87520/2011, SUBJECT TO THE CONDITIONS CONTAINED THEREIN. SITUATED AT: PORTION 9 / 6836 MOKGORO STREET, BIRCH ACRES EXTENSION 44 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 2XBEDROOMS, 1XBATHROOM, 1XLounge, 1X BATHROOM FLAT: 3XBEDROOMS, 1XBATHROOM (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 KEMPTON PARK & TEMBISA. The office of the Sheriff for KEMPTON PARK & TEMBISA 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 R10 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, SHERIFF B KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1.

Dated at Sandton on the 17 January 2022

STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Ref. NK/S1663/8362.

**Case No. 17061/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Applicant/Plaintiff and SARAH-LEE WAGENAAR (Id No: 680225 0496 083), 1st Execution Debtor/Defendant and BRENDA WAGENAAR, (Id No: 710415 0388 083) 2nd Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 11:30, SHERIFF GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 1st SEPTEMBER 2021 in terms of which the following property will be sold in execution on 6th APRIL 2022 at 11h30 by the SHERIFF GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE to the highest bidder with reserve of R668 844.06: ERF 266 PRIMROSE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T31181/2006. SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. SITUATED AT: 5 MARIGOLD STREET, PRIMROSE.

ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 3XBEDROOMS, SCULLERY, 1XBATHROOM, 1XTOILET, 2XGARAGES (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 fourteen (14) 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 sheriff's office GERMISTON NORTH

The offices of the Sheriff for GERMISTON NORTH 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 R50 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 offices of SHERIFF GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE.

Dated at Sandton on the 14 February 2022

STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Ref: ADeLaHUNT/NK/S1663/8515.

Case No. 2009/2021

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  
ANDRE PIERRE SCHARNECK, (Id No: 660917 5181 082), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-07, 10:00, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS  
EXTENSION 1**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 8th JUNE 2021 and respectively in terms of which the following property will be sold in execution on 7th APRIL 2022 at 10H00 by the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 to the highest bidder with reserve R758 380.13: ERF 1252, BONAERO PARK EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 944 (NINE HUNDRED AND FORTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T38511/2009, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: 2 LOODVIS STREET, BONAERO PARK EXTENSION 3 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED),

The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, 2XBATHROOMS, 1XLounge, 1XKITCHEN, TV/LIVING ROOM, DINING ROOM, 2XGARAGES, LAPA AND SWIMMING POOL (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 KEMPTON PARK & TEMBISA.

The office of the Sheriff for KEMPTON PARK & TEMBISA 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 R10 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, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1.

Dated at Sandton on the 17 January 2022

STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600.  
Ref: NK/S1663/8476.

**Case No. 80190/2017  
Docex 450, Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA (Reg nr: 1962/000738/06) Execution  
Creditor and HENRY ALBERTUS SWART (Id No: 540516 5008 083) 1st Execution Debtor and INGRID GLADYS  
ANN SWART (Id No: 601118 0125 081) 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-01, 10:00, Sheriff Roodepoort at their offices situated at 182 Progress Road, Lindhaven, Roodepoort**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF an Order granted in favour of the Plaintiff on 19 JULY 2021, in terms of which the immovable property have been declared specially executable, the above Honourable Court issued a Warrant of execution which

was executed by the Sheriff. As a result of the undermentioned property will be put up for auction by the Sheriff Roodepoort at their offices situated at 182 Progress Road, Lindhaven, Roodepoort on 1 April 2022 at 10h00, which is more fully described as: ERF 33 FLORIDA HILLS TOWNSHIP REGISTRATION DIVISION: I.Q. GAUTENG PROVINCE MEASURING: 1703 (ONE SVEN THREE) SQUARE METERS HELD BY DEED OF TRANSFER: T73009/2003 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ALSO KNOWN AS: 2 JAN SMUTS DRIVE, (PREVIOUSLY ALTAS STREET), FLORIDA HILLS, ROODEPOORT Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed.

IMPROVEMENTS (a) MAIN BUILDING:

1. Dwelling

(b) OUTBUILDINGS: 1. Double Garage

2. Staff room with toilet

(c) OTHER IMPROMENTS: 1. Double carport 2. Swimming pool 3. Lapa with toilet

1. The property is the immovable property of the Defendants in which is located in Magisterial District of Pretoria.

2. A reserve price for the sale in exeuction of the immovable property is set at R850 000.00

3. 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 buyers card.

4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank gauranteed cheque or eft on the day of the sale.

5. The balance shall be paid against transfer and shall be sucred by a gaurantee issued by a financial instituuta approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. 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 of condition.

7. Shoud the purchaser receive possession of the property, the purchaser shall be liable for occupational rent.

8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Roodepoort at their offices situated at 182 Progress Road, Lindhaven, Roodepoort A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf).

Dated at Pretoria on the 17 February 2022

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Tel: 012 470 7537. Fax: 012 470 7766. Ref: EB FARO-ADAMS/5408 - Email: EFaro@timdutoit.co.za

Case No. 19759/2018

IN THE HIGH COURT OF SOUTH AFRICA

WESTERN CAPE DIVISION, CAPE TOWN

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Plaintiff (Registration No: 1962/000738/06, Plaintiff and ZOLA NICHOLA GCILITSHANE, (ID NO. 700612 6223 08 0), First Defendant NOLOYISO GCILITSHANE, (ID NO. 701231 0631 08 8), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-04, 11:00, SHERIFF'S OFFICE KNYSNA: 8 CHURCH STREET KNYSNA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale without a reserve price of will be held on MONDAY, 4 APRIL 2022 at 11h00 at the SHERIFF'S OFFICE KNYSNA: 8 CHURCH STREET KNYSNA The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, KNYSNA. ERF 4684 PLETTENBERG BAY, IN THE BITOU MUNICIPALITY, DIVISION KNYSNA, PROVINCE OF THE WESTERN CAPE; IN EXTENT: 240 (TWO HUNDRED AND FORTY) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T68945/2007; SITUATE AT 81 TSEMBESE STREET, PLETTENBERG BAY; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED)

The following information is furnished re the improvements though in this respect nothing is guaranteed:- ASBESTOS ROOF, BRICK WALLS, OPEN PLAN LOUNGE/DINING ROOM/ TV ROOM, BATHROOM, SEPARATE TOILET, GARAGE, OPEN PLAN KITCHEN, 3 X BEDROOMS, 2 FLATS AT THE BACK WITH 1 X TOILET GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a pre-requisite subject to:

a) FICA legislation requirements: proof of ID and residential address;

- b) Registration fee payable;
- c) Registration conditions.

## TERMS:

1. 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.

2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (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.

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 rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at Cape Town

STRAUSS DALY INC., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Ref: STA801/0590.

**Case No. 57335/2020  
Docex 235 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 Execution Creditor/ Plaintiff and MARIUS ERASMUS, (IDENTITY NUMBER: 630511 5054 08 9), First Execution Debtor/ Defendant and CAROL ERASMUS, (IDENTITY NUMBER: 671130 0375 08 2), Second Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-29, 10:00, SHERIFF PRETORIA SOUTH EAST at 1281 CHURCH STREET, HATFIELD**

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 R1 981 388.04 will be held at the office of the SHERIFF PRETORIA SOUTH EAST at 1281 CHURCH STREET, HATFIELD on TUESDAY, 29 MARCH 2022 at 10H00 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF PRETORIA SOUTH EAST at 1281 CHURCH STREET, HATFIELD.

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

A DWELLING COMPRISING OF: 4 X BEDROOMS, 3 X BATHROOMS, DOUBLE GARAGE, 1 X KITCHEN, POOL, LOUNGE/ DINING AREA/ TV ROOM, OFFICE BOARDROOM AND WINE CELLAR. (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 85 WATERKLOOF HEIGHTS EXTENSION 3 TOWNSHIP REGISTRATION DIVISION J.R.; THE PROVINCE OF GAUTENG MEASURING 1994 (ONE THOUSAND NINE HUNDRED AND NINETY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T71249/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: (STAND NUMBER 85) 122 DRIEKOPPEN ROAD, WATERKLOOF HEIGHTS EXTENSION 3, PRETORIA.

## TERMS:

1. 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.

2. AUCTIONEER'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 PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD.

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 PRETORIA SOUTH EAST situated at 1281 CHURCH STREET, HATFIELD. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at Pretoria

MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Tel: 012 362 3137. Fax: 086 694 4081. Ref: A Hassim/Km/FOR2/0713 - Email: Attiyahh@mjs-inc.co.za

**Case No. 67662/2019  
Docex 235 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 Execution Creditor/ Plaintiff and BOUCHAIB RAHILE, (IDENTITY NUMBER: 681012 6242 08 6) First Execution Debtor/ Defendant and RASHIDA RAHILE, (IDENTITY NUMBER: 760116 0239 08 1) Second Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, 10:00, SHERIFF JOHANNESBURG NORTH at 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK**

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 R1 100 000.00 will be held at the office of the SHERIFF JOHANNESBURG NORTH at 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK on THURSDAY, 31 MARCH 2022 at 10H00 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF JOHANNESBURG NORTH at 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK.

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

A DWELLING COMPRISING OF: MAIN DWELLING: LOUNGE, KITCHEN, DINING ROOM, 2 X BATHROOMS,

3 X BEDROOMS OUT BUILDINGS: 2 X GARAGES STAFF ROOM: 1 X BEDROOM, 1 X BATHROOM (Improvements / Inventory - Not Guaranteed) CERTAIN: PORTION 1 OF ERF 122 WATERVAL ESTATE TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 892 (EIGHT HUNDRED AND NINETY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T044896/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: (STAND NUMBER 122) 4 SMUTS AVENUE, WATERVAL ESTATE, RANDBURG, JOHANNESBURG.

TERMS:

1. 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.

2. AUCTIONEER'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 JOHANNESBURG NORTH, 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK.
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 JOHANNESBURG NORTH situated at 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK.
6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at Pretoria.

MOTHE JOOMA SABDIA INC., Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Tel: 012 362 3137. Fax: 086 694 4081. Ref: A Hassim/Km/FOR2/0557 - Email: Attiyahh@mjs-inc.co.za

Case No. 13660/2019

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff/Applicant and WILHELM GERHARD SPILHAUS (Identity Number: 890904 5096 08 2) 1st Defendant/Respondent and YOLANDI BURGER (Identity Number: 801013 0244 08 1) 2nd Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-08, 12:00, SHERIFF SWELLENDAM, 26B MIKE MULLER STREET, SWELLENDAM**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (WESTERN CAPE DIVISION, CAPE TOWN) in the abovementioned suit, a sale with reserve in the amount of R1,123,513.60 (ONE MILLION ONE HUNDRED AND TWENTY THREE THOUSAND FIVE HUNDRED AND THIRTEEN RAND AND SIXTY CENTS) will be held at SHERIFF SWELLENDAM, 26B MIKE MULLER STREET, SWELLENDAM on 8 APRIL 2022 at 12H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF SWELLENDAM, 24 ROTHMAN STREET, SWELLENDAM prior to the sale.

ERF 4106, SWELLENDAM, IN THE MUNICIPALITY SWELLENDAM, DIVISION SWELLENDAM, PROVINCE OF THE WESTERN CAPE, MEASURING 784 (SEVEN HUNDRED AND EIGHTY FOUR) SQUARR METRES, HELD BY DEED OF TRANSFER NO. T67358/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED also known as 26B MIKE MULLER STREET, SWELLENDAM the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS:

1. The Purchaser shall pay Auctioneer's commission subject to a subject to a maximum of R40,000.00 in total 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 within 21 days from the date of sale.
3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF SWELLENDAM, 24 ROTHMAN STREET, SWELLENDAM.

4. The sale will be conducted by CP Brown.

5. Advertising cost at current publication rate and sale costs according to Court rules apply.

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) Registration conditions

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF SWELLENDAM, 24 ROTHMAN STREET, SWELLENDAM. C/O COHEN SHEVEL & FOURIE 40 Mcintyre Street Glenlily Parow Cape Town Tel: (012) 939 5120 Email: Zeld@Csflaw.Co.Za Ref: Mr T Price

Dated at Sandton on the 26 January 2022

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 12930.

**Case No. 46648/2017**

IN THE HIGH COURT OF SOUTH AFRICA

GAUTENG DIVISION, PRETORIA

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and MADIMO ERNEST MAMOSEBO (Identity Number: 821104 5901 08 4) First Defendant and SIPHOKAZI KETYE (Identity Number: 850203 0795 08 9) Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-07, 10:00, SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION**

1

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R475,643.00 (FOUR HUNDRED AND SEVENTY FIVE THOUSAND SIX HUNDRED AND FORTY THREE RAND) will be held at SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 on 7 APRIL 2022 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 prior to the sale.

ERF 11090, TEMBISA EXTENSION 26 TOWNSHIP REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG MEASURING 252 (TWO HUNDRED AND FIFTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NO. T79066/2015 also known as ERF 11090, THEMBISA EXTENSION 26 (11090 MAPHANGA COVE, TEMBISA) the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 2 BATHROOM. OUTBUILDING: TOILET. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

TERMS:

1. THE SHERIFF'S COMMISSION:

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. Maximum of R40,000.00 - Minimum R3,000.00

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 within 21 days from the date of sale.

3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1.

4. Advertising cost at current publication rate and sale costs according to Court rules apply. 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) Registration for auction is open the day before from 09:30 to 13:00 and close on the day of the auction no exceptions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood, Pretoria Ref: Lenell Lee

Dated at Sandton on the 8 March 2022

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B SEIMENIS / S Erasmus/ MAT: 11567.

**Case No. 1392/2017**

IN THE HIGH COURT OF SOUTH AFRICA

MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and JOHAN JACOB RUDOLPH (Identity Number: 491010 5016 08 9) Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 09:00, SHERIFF POTCHEFSTROOM, 86 WOLMARANS STREET, POTCHEFSTROOM**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)) in the abovementioned suit, a sale without a reserve will be held at SHERIFF POTCHEFSTROOM, 86 WOLMARANS STREET, POTCHEFSTROOM on 6 APRIL 2022 at 09H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF POTCHEFSTROOM, 86 WOLMARANS STREET, POTCHEFSTROOM prior to the sale.

1. A unit consisting of a. Section 26 as set out and more fully described on Sectional plan no. SS407/2006 in the scheme known as CAMPUS @ HOME: HOME @ CAMPUS in respect of the land and building or buildings situated at POTCHEFSTROOM 3083, REGISTRATION DIVISION I.Q., NORTH WEST PROVINCE, LOCAL MUNICIPALITY OF TLOKWE CITY COUNCIL, which section the area according to the said sectional plan is 40 (FORTY) square metres, 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. ST62322/2006, also known as UNIT 26 CAMPUS @ HOME, WILGEN STREET, POTCHEFSTROOM the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, BEDROOM, BATHTOOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS:

1. THE SHERIFF'S COMMISSION:

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. Maximum of R40,0000.00 - Minimum R3,000.00

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 within 21 days from the date of sale.

3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF POTCHEFSTROOM, 86 WOLMARANS STREET, POTCHEFSTROOM.

4. The sale will be conducted by the Sheriff.

5. Advertising cost at current publication rate and sale costs according to Court rules apply.

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) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF POTCHEFSTROOM, 86 WOLMARANS STREET, POTCHEFSTROOM. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at Sandton on the 8 March 2022

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 17766.

Case No. 43861/2020

IN THE HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and LUMKA MOFOKENG (Identity Number: 690911 0751 08 4) Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-06, 11:30, SHERIFF GERMISTON NORTH, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R951,353.73 (NINE HUNDRED AND FIFTY ONE THOUSAND THREE HUNDRED AND FIFTY THREE RAND AND SEVENTY THREE CENTS) will be held at SHERIFF GERMISTON NORTH AT 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE on

6 APRIL 2022 at 11H30, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF GERMISTON NORTH, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE prior to the sale.

A unit consisting of: A Section no 12 as shown and more fully described on sectional plan no SS116/1992 in the scheme known as HIGH RIVER MEWS in respect of the land and building or buildings situated at EASTLEIGH Township - local authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 134 (ONE HUNDRED AND THIRTY 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 no ST2386/2019;

An exclusive area described as GARDEN G12 measuring 38 (THIRTY EIGHT) square metres being as such part of the common property comprising the land in the scheme known HIGH RIVER MEWS in respect of the land and building or buildings situated at EASTLEIGH Township - local authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on sectional plan no. SS116/1992, held by notarial deed of cession no.SK167/2019; An exclusive area described as CARPORT P12 measuring 19 (NINETEEN) square metres being as such part of the common property comprising the land in the scheme known HIGH RIVER MEWS in respect of the land and building or buildings situated at EASTLEIGH Township - local authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on sectional plan no. SS116/1992 held by notarial deed of cession no.SK167/2019;

An exclusive area described as YARD Y12 measuring 17 (SEVENTEEN) square metres being as such part of the common property comprising the land in the scheme known HIGH RIVER MEWS in respect of the land and building or buildings situated at EASTLEIGH Township - local authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on sectional plan no. SS116/1992 held by notarial deed of cession no.SK167/2019 also known as UNIT 12 HIGH RIVER MEWS, 16 HIGH ROAD, EASTLEIGH, the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND GARAGE. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

## TERMS:

## 1. THE SHERIFF'S COMMISSION:

- 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. Maximum of R40,000.00 - Minimum R3,000.00

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 within 21 days from the date of sale.

3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF GERMISTON NORTH, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE.

4. Advertising cost at current publication rate and sale costs according to Court rules apply. 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 R50,000.00 in cash.

CONTINUES ON PAGE 130 OF BOOK 2

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PART 2 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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## (d) Registration conditions

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at Sandton on the 8 March 2022

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 15030.

**Case No. VRCC 147/2019**

IN THE MAGISTRATE'S COURT FOR

IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF KZN, HELD AT VRYHEID

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and NELISIWE GCINILE PEGGY NKOSI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-04-01, 10:00 SHERIFF'S OFFICE, 185 KOMMISSIESTRAT, VRYHEID,**

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 24 OCTOBER 2019 the following property will be sold in execution on 1 APRIL 2022 at 11H00 at the Sheriff's Office, 185 KOMMISSIESTRAT, VRYHEID :

ERF 610, CORONATION, REGISTRATION DIVISION HU, PROVINCE OF KWAZULU NATAL, MEASURING 1024 (ONE THOUSAND AND TWENTY FOUR) SQUARE METRES; HELD BY DEED OF TRANSFER NO : T15930/07; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at 20 BARTHOLOMEW STREET, CORONATION.

IMPROVEMENTS: STOEP, LOUNGE, 4 BEDROOMS, KITCHEN but nothing is guaranteed.

I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid or secured by a bank guarantee within 21 (Twenty One) days after date of sale.

II. The property is sold voetstoots and subject to the conditions of the Title Deed.

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 are available 24 hours before the auction and may be inspected at the office of the Sheriff, 185 KOMMISSIESTRAT, VRYHEID.
3. Registration as a buyer is pre-requisite subject to specific 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 R5 000.00 in cash;
  - (d) Registration conditions.
4. The sale will be conducted by the Sheriff, Vryheid, SHAWN LANTZ;
5. Conditions of Sales available for viewing at the Sheriff's office, 185 KOMMISSIESTRAT, VRYHEID.
6. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Newcastle on the 9 March 2022

SOUTHEY ATTORNEYS INCORPORATED, 65 VICTORIA ROAD, NEWCASTLE. Tel: 034 3154453. Ref: HVDV/MAT6867.

Case No. 2505/21P

IN THE HIGH COURT OF SOUTH AFRICA  
KWAZULU NATAL DIVISION, PIETERMARITZBURG

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and MAKHOSONKE JOSEPH MLAMBO,  
1st Defendant PHINDILE PRECIOUS HADEBE, 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, 10:00, SHERIFF'S OFFICE, 10 HUNTER ROAD, LADYSMITH**

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 13 OCTOBER 2021 the following property will be sold in execution on 31 MARCH 2022 at 10:00 at the Sheriff's Office, 10 HUNTER ROAD, LADYSMITH :

ERF 1386, LADYSMITH, REGISTRATION DIVISION GS, PROVINCE OF KWAZULU NATAL, IN EXTENT 511 (FIVE HUNDRED AND ELEVEN) SQUARE METRES; HELD BY DEED OF TRANSFER NUMBER T: 30312/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at 85 SURAT ROAD, LADYSMITH.

IMPROVEMENTS: SINGLE FREESTANDING HOME CONSTRUCTED WITH BRICK AND CORRUGATED IRON AND CONSISTING OF 3 BEDROOMS, 1 ENSUITE, KITCHEN BATHROOM/TOILET, LOUNGE, DINING ROOM, PRAYER ROOM, LAUNDRY. THE PROPERTY HAS TWO VERANDAHS AND A DOUBLE CARPORT: but nothing is guaranteed.

I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid within 21 (Twenty One) days after date of sale.

II. The property is sold voetstoots and subject to the conditions of the Title Deed.

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 are available 24 hours before the auction and may be inspected at the office of the Sheriff, 10 HUNTER ROAD, LADYSMITH.
3. Registration as a buyer is pre-requisite subject to specific 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 R10 000.00 in cash;
  - (d) Registration conditions.
4. The sale will be conducted by the Sheriff, Mr R Rajkumar or his deputy.
5. Conditions of Sales available for viewing at the Sheriff's office, 10 HUNTER ROAD, LADYSMITH.
6. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at PIETERMARITZBURG on the 1 March 2022

SOUTHEY ATTORNEYS INCORPORATED, 19 BULWER STREET, PIETERMARITZBURG. Tel: 034 3151241. Ref: HVDV/MAT13386.

Case No. 26537/2021

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

**In the matter between: FINDBOND MUTUAL BANK LIMITED, Plaintiff and ABDRIES JACOBUS ESTERHUIZEN,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-07, 10:00, OFFICE OF THE SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN  
MARAIS EXT 1, KEMPTON PARK**

IN EXECUTION of a Judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the above-mentioned matter, a sale in execution will be held by the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1, on THURSDAY the 7TH OF APRIL at 10h00 of the under mentioned property of the Respondent on the conditions to be read out by the Auctioneer at the time of the sale, with a reserve price which will be announced at the auction. The conditions of sale can be inspected at the offices of the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1 prior to the sale:

A Unit consisting of and situated at:

ERF 655, BONAERO PARK TOWNSHIP, REGISTRATION DIVISION I.R. GAUTENG ROVINCE, Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which the floor area, according to the said Section Plan is 828 (EIGHT HUNDRED AND TWENTY EIGHT) SQUARE METRES in extent; and Held by Deed of Transfer no: T66205/2000.

Property is zoned: Residential ALSO KNOWN AS: 15 O'HARE AVENUE, BONAERO PARK, JOHANNESBURG

HOUSE CONSISTING OF: SINGLE STORY, 3 X BEDROOMS, 2 X BATHROOM, LOUNGE, KITCHEN, DINING ROOM, STORE ROOM, GARAGE

OUTBUILDING: BRICK WALLS; PLASTERED EXTERIOR WALL FINISHED; PLASTERED INTERIOR WALL FINISHED; STEEL WINDOW AND DOOR FRAMES; CARPETS AND TILED FLOORING; PAVING/DRIVEWAY; BOUNDARY FENCE/WALL; TILED ROOF.

**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 JOHANNESBURG on the 11 February 2022

Alant Gell & Martin Inc. Attorneys, Block E, Glenfield Office Park, 361 Oberon Street, Faerie Glen, Pretoria. Tel: 012 492 5617. Fax: 0866080049. Ref: ENSLIN/002826.

**Case No. 2021/17627**

IN THE HIGH COURT OF SOUTH AFRICA

Gauteng Local Division, Johannesburg

**In the matter between: Nedbank Limited, Execution Creditor and Adebite, Henry Adeyinka (Born on 10 May 1979), Judgment Debtor, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-05, 10:00, Sheriff Johannesburg West, 139 Beyers Naude Drive, Roosevelt Park, Johannesburg**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg in the abovementioned suit, a sale without a reserve price will be held by the Sheriff Johannesburg West at 139 Beyers Naude Drive, Roosevelt Park, Johannesburg on the 5th day of April 2022 at 10h00 of the undermentioned property of the Judgment Debtor on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale, at the offices of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Roosevelt Park, Johannesburg (short description of the property, situation and street number).

Certain: A unit consisting of - Section No. 31 as shown and more fully described on Sectional Plan No. SS111/1994 in the scheme known as Impala in respect of the land and building or buildings situate at Crown Gardens Township: Local Authority: City of Johannesburg of which section the floor area, according to the said sectional plan, is 58 (fifty 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 by Deed of Transfer No. ST35619/2009). Situated at: 209 Impala Court, Avelon Road, Crown Gardens, Johannesburg.

Improvements (none of which are guaranteed) consisting of the following: Main building: 2 Bedrooms, Bathroom, Kitchen, Living room. Outbuildings: None. Constructed: Brick under iron roof.

Terms: 10% (ten percent) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale. Auctioneers charges, payable on the day of sale, to be calculated as follows: 6% (six percent) on the first R100000.00; 3.5% on R100001.00 to R400000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40000.00, plus VAT if applicable and a minimum of R3000.00, plus VAT if applicable.

TAKE NOTICE FURTHER THAT –

1) The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, pursuant to a judgment obtained in the above Court against the Judgment Debtor by the Execution Creditor.

2) The rules of this auction and conditions of sale may be inspected at the Sheriff's office, Sheriff Johannesburg West, 139 Beyers Naude Drive, Roosevelt Park, Johannesburg, 24 hours prior to the auction.

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.

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 R30000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

D) Registration for auctions is open the day before the auction from 09h30 to 13h00 and closes at 09h30 on the day of the auction (no exceptions). The Sheriff, Mr INDRAN ADIMOOLUM, will conduct the auction.

KINDLY NOTE, AS PER CONDITIONS OF SALE:

(a) The Purchaser shall pay to the Sheriff a deposit of ten per cent (10%) of the purchase price in cash or bank guaranteed cheque on the day of the sale,

(b) 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/her attorney, and shall be furnished to the Sheriff within (21) days after the sale.

Dated at Johannesburg on the 8 February 2022

Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Tel: (011)7269000. Fax: (011)7263855. Ref: M0023860/JJR/N Roets/rb.

**Case No. 18169/2021**

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

**In the matter between: NEDBANK LTD, Plaintiff and SHOSHA, TW, 1<sup>st</sup> Defendant and  
SHOSHA, LP, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-06, 09h00, Sheriff Palm Ridge at the Sheriff's Offices at 39a LOUIS TRICHARD STREET, ALBERTON NORTH**

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 R300 000.00, will be held by the Sheriff Palm Ridge at the Sheriff's Offices at 39a LOUIS TRICHARD STREET, ALBERTON NORTH on the 6th day of APRIL 2022 at 09h00 of the undermentioned property of the Defendants on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Palm Ridge, 39a Louis Trichard Street, Alberton North.

CERTAIN: ERF 938, SPRUITVIEW EXTENSION 1 TOWNSHIP; REGISTRATION DIVISION I.R.

THE PROVINCE OF GAUTENG MEASURING 414 (FOUR HUNDRED AND FOURTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER: T74175/2005 KNOWN AS: 939 SPRUITVIEW STREET, SPRUITVIEW EXTENSION 1 TOWNSHIP

ZONED: RESIDENTIAL

IMPROVEMENTS:

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

MAIN BUILDING: SINGLE STOREY DWELLING WITH BRICKS AND PLASTERED UNDER A TILED ROOF COMPRISING OF: LOUNGE, 3 BEDROOMS, KITCHEN AND BATHROOM.

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

6% on the first R100 000.00 of the proceeds of the sale; and

3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and

1.5% on the balance of the proceeds 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).

Dated at JOHANNESBURG on the 20 January 2022

ENDERSTEIN VAN DER MERWE INC, 1st Floor Bradford Corner, Bradford Road, Bedford Gardens, Bedfordview.  
Tel: 011 615 8591. Fax: 011 615 8655. Ref: WR/MJ/N01931.

**Case No. 2018/46190**

IN THE HIGH COURT OF SOUTH AFRICA

Gauteng Local Division, Johannesburg

**In the matter between: Nedbank Limited, Execution Creditor and Chimphondah, Andrew Pandeka (Id No. 6811075571186), Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 10:00, Sheriff Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg in the abovementioned suit, a sale with a reserve price of R150000.00 will be held by the Sheriff Roodepoort North at

182 Progress Road, Lindhaven, Roodepoort on the 1st day of April 2022 at 10h00 of the undermentioned property of the Judgment Debtor on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale, at the offices of the Sheriff Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort at 182 Progress Road, Lindhaven, Roodepoort (short description of the property, situation and street number).

Certain: A unit consisting of - Section No. 22 as shown and more fully described on Sectional Plan No. SS104/2006 in the scheme known as Savannah Lodge in respect of the land and building or buildings situate at Honeydew Manor Extension 3 Township: City of Johannesburg of which section the floor area, according to the said sectional plan, is 54 (fifty four) 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. ST41402/2006). Situated at: Door No. 22 Savannah Lodge, Taylor Street, Honeydew Manor Ext. 3. Improvements (none of which are guaranteed) consisting of the following: Main building: 1 Bedroom, Bathroom, Kitchen, Lounge. Outbuildings: None. Constructed: Brick under tiles.

Terms: 10% (ten percent) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale. Auctioneers charges, payable on the day of sale, to be calculated as follows: 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, subject to a maximum commission of R40 000.00, plus VAT if applicable and a minimum of R3000.00, plus VAT if applicable.

TAKE NOTICE FURTHER THAT –

1) The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Judgment Debtor for money owing to the Execution Creditor.

2) The rules of this auction and conditions of sale may be inspected at the Sheriff's office, 182 Progress Road, Lindhaven, Roodepoort, 24 hours prior to the auction.

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.

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 R15000.00 (refundable) registration fee via EFT - NO CASH ACCEPTED one (1) day prior to the date of sale, in order to obtain a buyers card.

D) 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 the 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 twenty one (21) days after the sale.

E) 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 7.1 of the conditions of sale.

F) 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 the date of possession of the property to date of registration.

The auction will be conducted by the Sheriff Roodepoort North or his/her deputy.

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

Dated at Johannesburg on the 28 January 2022

Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Tel: (011)7269000. Fax: (011)7263855. Ref: M0020337/JJR/N Roets/rb.

**Case No. 12527/2018**

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

**In the matter between: NEDBANK LTD, Plaintiff and VENTER, NM, 1<sup>st</sup> Defendant and  
VENTER, HS, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2022-04-07, 10h00, Sheriff, Kempton Park at 5 Anemoon Street, Glen Marais Extension 1, Kempton Park**

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 R195 000.00, will be held by the Sheriff, Kempton Park at

5 Anemoon Street, Glen Marais Extension 1, Kempton Park on the 07th APRIL 2022 at 10h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Kempton Park, 5 Anemoon Street, Glen Marais Extension 1, Kempton Park.

A unit consisting of:

(a) Section No 72 as shown and more fully described on Sectional Plan No SS 65/2009, ("the sectional plan") in the scheme known as CENTRAL POINT in respect of the land and building or buildings situate at KEMPTON PARK EXTENSION TOWNSHIP the local authority of Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 42 (Forty Two) square meters 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 ST6222/2009.

Situate at: Section 72 Door Number 72 Central Point, 2 Bosch Avenue, Kempton Park Extension Township  
IMPROVEMENTS: (none of which are guaranteed) consisting of the following:

LOUNGE, BATHROOM, 2 BEDROOMS, KITCHEN & CARPORT : THE PROPERTY IS ZONED: SECTIONAL  
TITLE

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

6% on the first R100 000.00 of the proceeds of the sale; and

3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and

1.5% on the balance of the proceeds 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).

Dated at Johannesburg on the 17 January 2022

ENDERSTEIN VAN DER MERWE INC, 1st Floor Bradford Corner, Bradford Road, Bedford Gardens, Bedfordview.  
Tel: 011 615 8591. Fax: 011 615 8655. Ref: WR/MJ/N02047.

**Case No. 8056/2020  
Docex 4, Parow**

IN THE HIGH COURT OF SOUTH AFRICA  
Western Cape Division, Cape Town

**In the matter between: Firstrand Bank Limited, Plaintiff and Mariam Najaar, Defendant**

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

**2022-03-29, 11:00, Sheriff Kuils River South, 23 Lngaverwacht Road, Klipdam, Kuils River**

In execution of the judgment in the High Court, granted on 11 August 2021, the under-mentioned property will be sold in execution on 29 March 2022 at 11h00, by the sheriff Goodwood, at the sheriff's offices at Unit B5, Coleman

Business Park, Coleman Street, Elsies River, with a reserve, of R1 800 000.00, to the highest bidder: ERF: 32 and 34 - Pinelands, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 128 and 1031 square metres respectively, and held by Deed of Transfer No. T2422/2018 - and known as 1 Forest Place, Forest street, Pinelands

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

**PROPERTY DESCRIPTION:**

Main Dwelling: A residential dwelling consisting of a brick building under a tiled roof consisting of an entrance hall, lounge, study, kitchen, 3 x bedrooms, bathroom, toilet, carport, storeroom, bathroom / toilet

**Guest Cottage**

A residential dwelling consisting of a lounge, kitchen, bedroom, shower, toilet.

Reserved price: The property will be sold without reserve

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Goodwood at the address being; Unit B5, Coleman Business Park, Coleman Street, Elsies River

Dated at Parow on the 22 December 2021

Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53083.

**Case No. 10144/2019  
Docex 4, Parow**

IN THE HIGH COURT OF SOUTH AFRICA  
Western Cape Division, Cape Town

**In the matter between: Firstrand Bank Limited, Plaintiff and John Henry William Louw, First Defendant  
Ruchsana Louw, Second Defendant**

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

**2022-03-29, 10:00, Sheriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River**

In execution of the judgment in the High Court, granted on 10 March 2020, the under-mentioned property will be sold in execution on 29 MARCH 2022 at 10h00, with a reserve of R1 108 508.97, by the sheriff Kuils River South, at the sheriff's offices at 23 Langverwacht Road, Klipdam, Kuils River, to the highest bidder:

ERF: 2451 - BRACKENFELL, situate in the City of Cape Town, Stellenbosch Division, Province Western Cape measuring 750 square metres and held by Deed of Transfer No. T1008/2017 - and known as cnr 32 Keurboom Street and Ravlee Road, Protea Heights, Brackenfell.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

**PROPERTY DESCRIPTION:**

A residential dwelling consisting of a brick building under a tile / iron roof consisting of an entrance hall, lounge, study, kitchen, 3 x bedrooms, bathroom, 2 x showers, 2 x toilets, 2 x garages, servants room, bathroom / toilet, covered patio, balcony.

Reserved price: The property will be sold without reserve

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Kuils River South at the address being; 23 Langverwacht Road, Klipdam, Kuils River

Dated at Parow on the 19 January 2022

Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53025.

**Case No. 8056/2020**  
**Docex 4, Parow**

IN THE HIGH COURT OF SOUTH AFRICA  
Western Cape Division, Cape Town

**In the matter between: Firststrand Bank Limited, Plaintiff and Mariam Najaar, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-29, 11:00, Sheriff Kuils River South, 23 Lngverwacht Road, Klipdam, Kuils River**

In execution of the judgment in the High Court, granted on 11 August 2021, the under-mentioned property will be sold in execution on 29 March 2022 at 11h00, by the sheriff Goodwood, at the sheriff's offices at Unit B5, Coleman Business Park, Coleman Street, Elsies River, with a reserve, of R1 800 000.00, to the highest bidder: - ERF: 32 and 34 - Pinelands, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 128 and 1031 square metres respectively, and held by Deed of Transfer No. T2422/2018 - and known as 1 Forest Place, Forest street, Pinelands

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

**PROPERTY DESCRIPTION:**

Main Dwelling: A residential dwelling consisting of a brick building under a tiled roof consisting of an entrance hall, lounge, study, kitchen, 3 x bedrooms, bathroom, toilet, carport, storeroom, bathroom / toilet

**Guest Cottage**

A residential dwelling consisting of a lounge, kitchen, bedroom, shower, toilet.

Reserved price: The property will be sold without reserve

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Goodwood at the address being; Unit B5, Coleman Business Park, Coleman Street, Elsies River

Dated at Parow on the 22 December 2021

Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Tel: 021 939 5120. Fax: 086 721 3811. Ref: TO Price/zvw/F53083.

**Case No. 2019/973**

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

**In the matter between: Nedbank Limited, Execution Creditor and Sharp, Kathleen Ann (Id No. 5107240161180) Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2022-03-31, 12:00, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban**

KINDLY NOTE THAT THE AUCTION PROCESS WILL BE CONDUCTED IN THE FOLLOWING MANNER - By way of physical attendance at the Sheriff's office, Acting Sheriff Durban South, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban and/or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as amended. 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, will be held by the Acting Sheriff Durban South at Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban on the 31st day of March 2022 at 12h00 of the undermentioned property of the Judgment Debtor on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale, at the offices of the Acting Sheriff Durban South at Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban (short description of property, situation a street number). Certain: A unit consisting of - Section No. 90 as shown and more fully described on Sectional Plan No. SS99/2009 in the scheme known as Sancta Maria in respect of the land and building or buildings situate at Amanzimtoti, Ethekeweni Municipality of which section the floor area, according to the said sectional plan is 106 (one hundred and six) 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. ST6560/2009. Situated at: Door No. 90 Sancta Maria, Hill Road, Kingsburgh, Amanzimtoti.

Improvements (none of which are guaranteed) consisting of the following: A flat consisting of 3 bedrooms, 1 main en-suite bathroom (with shower, W/C, bath and basin), separate bathroom, open-plan kitchen, lounge and dining room - combined, balcony, lock-up garage. Constructed: Brick under cement.

Terms: 10% (ten percent) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale. Auctioneers charges, payable on the day of sale, to be calculated as follows: 6% (six percent) on the first R100000.00; 3.5% on R100001.00 to R400000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40000.00, plus VAT if applicable and a minimum of R3000.00, plus VAT if applicable.

TAKE NOTICE FURTHER 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 Judgment Debtor for money owing to the Execution Creditor.

2) The rules of this auction and conditions of sale may be inspected at the Sheriff's office, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban, 24 hours prior to the auction.

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.

All bidders are required to present their identity document together with their proof of residence for FICA compliance. C) All bidders physically attending the auction are required to pay R15000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

D) All online bidders are required to pay R40000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

E) 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 the 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 twenty one (21) days after the sale.

F) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 7.1 of the conditions of sale.

G) 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 the date of occupation to date of transfer.

The auction will be conducted by the Sheriff, Allan Murugan, or his Deputy.

Advertising costs at current publication rates and sale costs according to court rules, apply. THE SALE IN EXECUTION WILL BE CONDUCTED STRICTLY IN ADHERENCE TO COVID 19 REGULATIONS TOGETHER WITH THE DIRECTIVES AS SIGNED BY THE MINISTER OF JUSTICE AND CORRECTIONAL SERVICES, HONOURABLE LAMOLA ON 23 JULY 2020.

Dated at Johannesburg on the 15 December 2021

Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Tel: (011)7269000. Ref: M0016279/N Roets/R Beetge.

**Case No. 12733/2021**

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

**In the matter between: NEDBANK LTD, Plaintiff and MTANGWANIKA, S, 1<sup>st</sup> Defendant and  
MTANGWANIKA, TM, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-08, 09h30, Sheriff Boksburg, 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 R500 000.00, will be held by the Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg on the 8th day of APRIL 2022 at 09h30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg.

ERF 387, COMET TOWNSHIP, Registration Division I.R. Province of Gauteng, Situated in the Magisterial District of EKURHULENI NORTH, Measuring 694 (Six Hundred and Ninety Four) square metres, Held by Deed of Transfer T33148/2015 and Mortgaged to the Plaintiff in terms of a Bond B21327/2015, Situate at: 35 FRAZER AVENUE, COMET TOWNSHIP, BOKSBURG

IMPROVEMENTS: (not guaranteed):

MAIN BUILDING: CONDITION : GOOD

DESCRIPTION: FREE-STANDING HOUSE

IMPROVEMENTS: LOUNGE, 3 BEDROOMS, KITCHEN, BATHROOM, GARAGE AND CARPORT

CONSTRUCTION WALLS: BRICK : CONSTRUCTION ROOF: TILE

THE PROPERTY IS ZONED: RESIDENTIAL

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale; and

3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and

1.5% on the balance of the proceeds 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).

Dated at Johannesburg on the 14 February 2022

ENDERSTEIN VAN DER MERWE INC., 1st Floor Bradford Corner, Bradford Road, Bedford Gardens, Bedfordview.  
Tel: 011 615 8591. Fax: 011 615 8655. Ref: WR/MJ/N02922.

**Case No: 50643/2019**

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 JACOBUS CONRAD STRAUSS, IDENTITY NUMBER: 840117 5075 08 6, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-03-29, 10:00, 1281 CHURCH STREET, HATFIELD, PRETORIA, 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 PRETORIA SOUTH EAST AT 1281 CHURCH STREET, HATFIELD, PRETORIA, GAUTENG on the 29th 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 TSHWANE 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 1281 CHURCH STREET, HATFIELD, PRETORIA, GAUTENG.

BEING: ERF 440 PRETORIUSPARK EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 900 (NINE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T53813/2018

SUBJECT TO THE CONDITIONS THERIN CONTAINED;

PHYSICAL ADDRESS: 1203 RUIMSIG CRESCENT, WOODHILL ESTATE, PRETORIA, GAUTENG.

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

4X BEDROOMS, 3 1/2 X BATHROOMS, 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN AND PANTRY, 2X LOCK-UP GARAGE, 1X SWIMMING POOL, 1X LAUNDRY, 1X STUDY

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, 2022-01-25.

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 / AHL3065.

**Case No: 20/43790**

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

**In the matter between: TUHF URBAN FINANCE (RF) LIMITED, Plaintiff and ERF 85 NEWTON CLOSE CORPORATION, 1<sup>st</sup> Defendant and AHMAD ALI BANO, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-03-31, 10:00, 68 B1 VILLAGE MAN, INDUSTRIAL PARK, 51-61, 61 ROSSETENVILLE ROAD, JOHANNESBURG**

In the execution of the judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg in the abovementioned matter, a sale will be held of the undermentioned property by the SHERIFF OF THE HIGH COURT, JOHANNESBURG NORTH, at 68 B1 VILLAGE MAN, INDUSTRIAL PARK, 51-61, 61 ROSSETENVILLE ROAD, JOHANNESBURG at 10:00 on 21 OCTOBER 2021 on the conditions read out by the auctioneer prior to the sale, which conditions of sale shall lie for inspection by interested parties at the office of SHERIFF OF THE HIGH COURT, JOHANNESBURG NORTH at 68 B1 VILLAGE MAN, INDUSTRIAL PARK, 51-61, 61 ROSSETENVILLE ROAD, JOHANNESBURG of the undermentioned property of the above First and Second Execution Debtors:

DESCRIPTION OF PROPERTY:

Erf 269 Richmond Township, Registration Division I.R., Province of Gauteng measuring nine hundred and ninety square metres, held by consolidated title number T47561/2014 located at 6 Hermitage Terrace, Richmond, Johannesburg comprising a three storey building built for the purposes of student accommodation. The nature, extent, condition and existence of the property in not guaranteed and is sold voetstoots or "as is".

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 (forty thousand rand) and a minimum of R3000 (three thousand rand), pay a deposit of 10% (ten percent) of the purchase price in case 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 (twenty one) day from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for herein.

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

1. Directive of the Consumer Protection Act (URL: <http://info.gov.za/view/DownloadFile-Action?id=99961>)
2. FICA -legislation in respect of proof of identity and address particulars; and
3. Payment of the Registration Fee of R30 000,00 in cash (refundable) prior to the commencement of the auction in order to obtain a buyer's card.

Dated at Sandton, 2022-02-01.

Attorneys for Plaintiff(s): Cliffe Dekker Hofmeyr Inc, 1 Protea Place, Cnr of Fredman and Protea Place, Sandton, Johannesburg, 2196. Telephone: +27 11 562 1835. Fax: +27 11 562 1836. Attorney Ref: Denise Durand/02035050.

Case No: 31291/19

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

**In the matter between: SB GUARANTEE COMPANY (RF) PTY LTD, Plaintiff and DAVID BATJHOBOKE  
MATHIBELA, Defendant**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 14:00, 612 Voortrekker Road, Brakpan**

In pursuance of a judgment dated 25 June 2020 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of the High Court Brakpan, being M M Msimango or the Deputy on duty, at 612 Voortrekker Road, Brakpan, by public auction and with a reserve in the amount of R250 000,00 on 1 April 2022 at 14h00:

Erf 32253, Tsakane Extension 12 Township, Registration Division I.R., Province of Gauteng, in extent 403 (Four Hundred and Three) square metres, held by Deed of Transfer No. T4487/2016, which property is situated at 32253 Vuka Street, Tsakane Ext 12, Brakpan, situated in the Ekurhuleni South East Magisterial District.

Description of Property: consisting of 3 bedrooms, 1 bathroom, 1 kitchen and 1 lounge. 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 on the 9 March 2022

PAGDENS ATTORNEYS, PAGDENS COURT, 18 CASTLE HILL, PORT ELIZABETH. Tel: 0415027200. Fax: 0415852239. Ref: Adel Nel.

Case No: D4269/2020

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06) PLAINTIFF,  
and PAMELA SIBONISIWE THABETHE (IDENTITY NUMBER: 830220 0379 081) FIRST DEFENDANT & PAMELA  
SIBONISIWE THABETHE N.O. (IDENTITY NUMBER: 830220 0379 081) SECOND DEFENDANT & MASTER  
DURBAN - THIRD DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2022-04-01, 11:00, 20 HOOG STREET, VRYHEID**

In execution of a judgment of the High Court of South Africa, Kwazulu-Natal Division, Durban, in the abovementioned suit, a sale with a reserve price of R580 000.00, will be held by the SHERIFF OF THE HIGH COURT, ZULULAND 2 at 20 HOOG STREET, VRYHEID on FRIDAY the 1ST of APRIL 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, ZULULAND 2 during office hours.

CERTAIN:

A Unit consisting of -

(a) Section Number 2 as shown and more fully described on Sectional Plan Number SS43/1985, in the scheme known as DORPHUIS in respect of the land and building or buildings situated at VRYHEID, ABAQULUSI

MUNICIPALITY of which section the floor area, according to the said sectional plan, is 124 (ONE HUNDRED AND TWENTY 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 SECTION DEED OF TRANSFER ST37843/2017 AND SUBJECT TO SUCH CONDITIONS AS CONTAINED THEREIN ALSO KNOWN AS: UNIT 2 DORPHUIS, 158 MARK STREET, VRYHEID.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: SITTING ROOM, LOUNGE, BATHROOM, KITCHEN, 2 BEDROOMS, GARAGE, TILE ROOF.

The property is zoned residential.

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 ZULULAND 2, 20 HOOG STREET, VRYHEID, 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 ZULULAND 2.
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.

Dated at Pretoria on the 9 February 2022

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel: 012 361 5640. Fax: 0866854170. Ref: R ISMAIL/CM/MAT61952.

**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. Nadiou 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: 6234/2017**

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

**In the matter between: THE BODY CORPORATE OF ELEKA ROAD NO 91, Applicant and RAYMOND  
MAQHINGA MSWELI, Respondent**

**NOTICE OF SALE IN EXECUTION**

**2022-03-18, 10:00, SHERIFF INANDA 1, UNIT 3, 1 COURT LANE, VERULAM**

The undermentioned property will be sold in execution by the Sheriff Inanda 1, at the Sheriff's office, Unit 3, 1 Court Lane, Verulam, Kwazulu-Natal, on 18 March 2022 at 10H00, Magisterial District - Inanda - Verulam

Description: A unit consisting of Section 7 (Door 12) as shown and more fully described on Sectional Plan No. SS562/1997 in the scheme known as Eleka Road No. 91 in respect of land and building or buildings situated at Durban, in the Ethekwini Municipality area of which section the floor area, according to the said sectional plan is 27 (Twenty Seven) square meters 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 ST14672/2002.

Street Address: The property is situated at The Body Corporate of Eleka Road No 91, Section 7 (Door 12) 91 Eleka Road, Mount Moriah, Kwazulu-Natal.

Improvements: The following information is furnished but not guaranteed:

A Unit dwelling consisting of Kitchen, 1 Bedroom, 1 Toilet with Shower, Balcony converted into a room.

Zoning: General Residential

(Nothing in this regard is guaranteed)

Conditions: The full conditions of sale may be inspected at the abovementioned Office of the Sheriff at Unit 3, 1 Court Lane, Verulam, KwaZulu-Natal.

Rules: Take further notice that:-The sale is a sale in execution pursuant to a Judgment contained in the above Court.

The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Inanda 1 at Unit 3, 1 Court Lane, Verulam, KwaZulu-Natal.

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

Directive of the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for money owing to the Plaintiff.

(URL:<http://www.info.gov.za/view/DownloadFileAction?id=99961>)

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

Payment of Registration deposit of R10 000.00 registration fee in cash.

Registration of conditions: The office of the Sheriff Inanda Area 1 will conduct the sale with auctioneer Mr TA Tembe.

Dated at Westville, 2022-02-24.

Attorneys for Plaintiff(s): FOURIE STOTT ATTORNEYS, 9 CHURCH PLACE, WESTVILLE. Telephone: 031 266 2530. Fax: 0865404696. Attorney Ref: Mr C Salmon/Ilr/ MAT04901.

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PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS****Park Village Auctions****Liefing 10 Investments (Pty) Ltd (in liquidation)****(Master's Reference: G589/2021)**

AUCTION NOTICE

**2022-03-24, 11:00, 24 Wagtail Street, situated within The Willow Acres Estate, Silverlakes, Pretoria (Erf 670 - measuring 737 square metres)**

24 Wagtail Street, situated within The Willow Acres Estate, Silverlakes, Pretoria (Erf 670 - measuring 737 square metres)

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za), Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)**Jakobus Marthinus Behrens****PAMBILI DOCUMENT SOLUTIONS (PTY) LTD (REGISTRATION NUMBER 1983/010450/07) IN LIQUIDATION****(Master's Reference: D118/2021)**

Online Live Webcast Auction - LIQUIDATION

**2022-03-31, 10:30, WESTWOOD MALL, 16 LINCOLN TERRACE, WESTVILLE**

57 MILKWOOD DRIVE, UMHLANGA ROCKS

Duly instructed by Vishnu Roopnarain Maharaj &amp; Aneel Darmalingham as appointed joint trustees of The Insolvent Estate of Pambili Document Solutions (Pty) Ltd (Registration No: 1983/010450/07), Masters reference D118/2021, hereby sell immovable property.

Description: Online Live Webcast Auction of a 4 Bed Residential Home

Auction Venue: Aucor KZN, 16 Lincoln Terrace, Westville, Durban

Date: Thursday, 31 March 2022 @ 10h30

Terms: R20 000.00 refundable deposit

Kaashifah Cassim, WESTWOOD MALL, 16 LINCOLN TERRACE, WESTVILLE. Tel: 031 512 5150. Fax: 086 660 2475. Website: [live.aucor.com](http://live.aucor.com) Email: [kaashifah@aucor.com](mailto:kaashifah@aucor.com), Ref: 57 MILKWOOD DRIVE, UMHLANGA ROCKS.**Vans Auctioneers****Deceased Estate: Abraham Johannes Bosch, Id number: 5908195102081****(Master's Reference: 26498/2021)****ATTENTION INVESTORS & FIRST-TIME BUYERS!! 56 UNITS IN UPMARKET COMPLEX IN RIVONIA, CLOSE TO RIVONIA ROAD, JOHANNESBURG****2022-03-29, 12:00, Vans Auctioneers Online Bidding Platform - [www.vansauctions.co.za](http://www.vansauctions.co.za)**

ONLINE AUCTION OF: 56 UNITS IN SLEEPY GABLES COMPLEX, RIVONIA, JOHANNESBURG

56 Units offered as follows:

Individually Grouped per block (3 blocks)

All units together as one lot

## Description of units:

2 bedrooms, 2 bathrooms  
Open plan kitchen & living area  
1 undercover parking per unit  
Sizes: 85m<sup>2</sup> - 117m<sup>2</sup>

## Leases:

39 units with tenants, 17 without  
Gross annual rental income:  
± R 4,140,000.00

## Auctioneers Note:

Brilliant opportunity for investors and first time buyers!!  
Prime location in established area of Johannesburg

R50,000 registration fee, 10% Deposit & buyer's commission: 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: Martin Pretorius

Chanél Tame, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Website: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za), Email: [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za), Ref: Chanél Tame.

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**Omniland Auctioneers**

**Estate Late: Faried Fredericks  
(Master's Reference: 1249/2010)**

## AUCTION NOTICE

**2022-03-23, 11:00, 1 Willie Street, Sophiatown, Johannesburg.**

Stand 2/1760 Triomf: 612m<sup>2</sup> Kitchen, lounge, diningroom, 3x bedrooms, 2x bathrooms, 2-bedroom cottage and double garage.

Auctioneers note: For more please visit our website. Conditions:

FICA documents required. 10% deposit plus 6.9% commission with fall of the hammer.

Ratification within 21days. Guarantees within 30days.

Instructor Executor Est Late F Fredericks M/ref: 1249/2010

Deon Botha, Cotton SA Building, 90 Cycad Place, Val De Grace Ext 10, Pretoria. Tel: 012 804 2978. Website: [www.omniland.co.za](http://www.omniland.co.za), Email: [info@omniland.co.za](mailto:info@omniland.co.za)

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**Omniland Auctioneers**

**Estate Late: Khanyisile Yvonne Sithebe  
(Master's Reference: 274/2019)**

## AUCTION NOTICE

**2022-03-22, 11:00, 21 Tielman Roos Avenue, Barry Hertzog Park, Newcastle.**

Stand 6999 Newcastle Ext 34: 1 000m<sup>2</sup> Tiled lounge, tiled dining room, tiled study, kitchen, 3x tiled bedr, bathroom, single garage & staff quarter.

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 KY Sithebe. Master Reference: 274/2019

Deon Botha, Cotton SA Building, 90 Cycad Place, Val De Grace Ext 10, Pretoria. Tel: 012 804 2978. Website: [www.omniland.co.za](http://www.omniland.co.za), Email: [info@omniland.co.za](mailto:info@omniland.co.za)

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