



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 693

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2023

No. 48186

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  
not be held responsible for the quality of  
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**IMPORTANT NOTICE:**

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

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

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

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

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

# Closing times for **ORDINARY WEEKLY** **LEGAL A, LEGAL B AND LEGAL C** **2023**

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

- **29 December**, Thursday for the issue of Friday **06 January 2023**
- **06 January**, Friday for the issue of Friday **13 January 2023**
- **13 January**, Friday for the issue of Friday **20 January 2023**
- **20 January**, Friday for the issue of Friday **27 January 2023**
- **27 January**, Friday for the issue of Friday **03 February 2023**
- **03 February**, Friday for the issue of Friday **10 February 2023**
- **10 February**, Friday for the issue of Friday **17 February 2023**
- **17 February**, Friday for the issue of Friday **24 February 2023**
- **24 February**, Friday for the issue of Friday **03 March 2023**
- **03 March**, Friday for the issue of Friday **10 March 2023**
- **10 March**, Friday for the issue of Friday **17 March 2023**
- **16 March**, Thursday for the issue of Friday **24 March 2023**
- **24 March**, Friday for the issue of Friday **31 March 2023**
- **30 March**, Thursday for the issue of Thursday **06 April 2023**
- **05 April**, Wednesday for the issue of Friday **14 April 2023**
- **14 April**, Friday for the issue of Friday **21 April 2023**
- **20 April**, Thursday for the issue of Friday **28 April 2023**
- **26 April**, Wednesday for the issue of Friday **05 May 2023**
- **05 May**, Friday for the issue of Friday **12 May 2023**
- **12 May**, Friday for the issue of Friday **19 May 2023**
- **19 May**, Friday for the issue of Friday **26 May 2023**
- **26 May**, Friday for the issue of Friday **02 June 2023**
- **02 June**, Friday for the issue of Friday **09 June 2023**
- **08 June**, Thursday for the issue of Thursday **15 June 2023**
- **15 June**, Thursday for the issue of Friday **23 June 2023**
- **23 June**, Friday for the issue of Friday **30 June 2023**
- **30 June**, Friday for the issue of Friday **07 July 2023**
- **07 July**, Friday for the issue of Friday **14 July 2023**
- **14 July**, Friday for the issue of Friday **21 July 2023**
- **21 July**, Friday for the issue of Friday **28 July 2023**
- **28 July**, Friday for the issue of Friday **04 August 2023**
- **03 August**, Thursday for the issue of Friday **11 August 2023**
- **11 August**, Friday for the issue of Friday **18 August 2023**
- **18 August**, Friday for the issue of Friday **25 August 2023**
- **25 August**, Friday for the issue of Friday **01 September 2023**
- **01 September**, Friday for the issue of Friday **08 September 2023**
- **08 September**, Friday for the issue of Friday **15 September 2023**
- **15 September**, Friday for the issue of Friday **22 September 2023**
- **21 September**, Thursday for the issue of Friday **29 September 2023**
- **29 September**, Friday for the issue of Friday **06 October 2023**
- **06 October**, Friday for the issue of Friday **13 October 2023**
- **13 October**, Friday for the issue of Friday **20 October 2023**
- **20 October**, Friday for the issue of Friday **27 October 2023**
- **27 October**, Friday for the issue of Friday **03 November 2023**
- **03 November**, Friday for the issue of Friday **10 November 2023**
- **10 November**, Friday for the issue of Friday **17 November 2023**
- **17 November**, Friday for the issue of Friday **24 November 2023**
- **24 November**, Friday for the issue of Friday **01 December 2023**
- **01 December**, Friday for the issue of Friday **08 December 2023**
- **08 December**, Friday for the issue of Friday **15 December 2023**
- **15 December**, Friday for the issue of Friday **22 December 2023**
- **20 December**, Wednesday for the issue of Friday **29 December 2023**

## 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.gpwnonline.co.za](http://www.gpwnonline.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: 3815/2022

Docex: 18

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and  
KOPANO HLASA (ID NO: 9212106085089), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-22, 10:00, Sheriff West, 6a Third Street, Arboretum, Bloemfontein**

CERTAIN : (1) A Unit consisting of - (a) Section No. 112 as shown and more fully described on Sectional Plan No. SS12/1995, in the scheme known as LOCH LOGAN PARK in respect of the land and building or buildings situated at BLOEMFONTEIN, MANGAUNG 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 NUMBER ST5260/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED (2) An exclusive use area described as PARKERING P106 measuring 12 (TWELVE) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as LOCH LOGAN PARK in respect of the land and building or buildings situated at BLOEMFONTEIN MANGAUNG METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS12/1995 held by NOTARIAL DEED OF CESSION NUMBERSK230/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. BETTER KNOWN AS UNIT NO 112 (DOOR 1408), LOCH LOGAN PARK, NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : ENTRANCE HALL, LOUNGE, KITCHEN, 2X BEDROOMS, 1X BATHROOM, 1X TOILET, 1 CARPORT (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 Bloemfontein West's Offices 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 Bloemfontein West. 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, 2023-02-27.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMH1291.

Case No: 854/2022

Docex: 18

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and  
MORAKANE MARIA MATHOKA (ID NO: 770521 0274 087), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-22, 10:00, Sheriff West, 6a Third Street, Arboretum, Bloemfontein**

Certain: A Unit consisting of - (a) Section No. 2 as shown and more fully described on Sectional Plan No. SS4/2015, in the scheme known as KOLJANDER PARK in respect of the land and building or buildings situate at BLOEMFONTEIN (EXTENSION 133), MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 67 (SIXTY 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 ST4902/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED . BETTER KNOWN AS UNIT NUMBER 2 (DOOR 2) KOLJANDER PARK, CORNER OF LIEFSTE MARYN STREET, JAN FISKAAL STREET AND BLINKVOSPERD STREET, PELLISSIER, BLOEMFONTEIN, PROVINCE FREE STATE

THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 2X BEDROOMS, 1X BATHROOM, 1X SHOWER, 1X TOILET, 2X CARPORTS (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 Bloemfontein West's Offices 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 Bloemfontein West. 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, 2023-02-27.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMM3490.

**Case No: 871/2022**

**Docex: 18**

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and SEREKEGO JACOBUS MOLELEKOA (ID: 7304265480086), 1<sup>st</sup> Defendant and THAKANYANE ALINAH MOLELEKOA (ID: 7709190422088), 2<sup>nd</sup> Defendant**

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

**2023-03-22, 10:00, Sheriff West, 6a Third Street, Arboretum, Bloemfontein**

CCERTAIN : (1) A Unit consisting of - (a) Section No. 1 as shown and more fully described on Sectional Plan No. SS173/2013, in the scheme known as PEARL JARVIS EEN in respect of the land and building or buildings situate at BLOEMFONTEIN (EXTENSION 181), MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional, is 76 (SEVENTY 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 NUMBER ST12537/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER (2) A Unit consisting of - (a) Section No. 2 as shown and more fully described on Sectional Plan No. SS173/2013, in the scheme known as PEARL JARVIS EEN in respect of the land and building or buildings situate at BLOEMFONTEIN (EXTENSION 181), MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 14 (FOURTEEN) 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 ST12537/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER. Better known as Units no 1 & 2 Pearl Jarvis Een, Jan Wilkens Street, Bayswater, Bloemfontein, Province Free State. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : LOUNGE, KITCHEN, 3X BATHROOMS, 1X BATHROOM, 1X SHOWER, 2X TOILETS, 2X CARPORTS (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 Bloemfontein East's Offices 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 Bloemfontein East. 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, 2023-02-27.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMM3486.



**Case No: 5/2022****Docex: DOCEX 52, GQEBERHA**

IN THE HIGH COURT OF SOUTH AFRICA

((EASTERN CAPE DIVISION, EAST LONDON CIRCUIT COURT))

**In the matter between: Firststrand Bank Limited, Plaintiff and Mr H M Thethelwa, ID: 800521 5435 08 3, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-31, 10:00, Sheriff's offices, 75 Longfellow Street, Quigney, East London**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R2,610,678.51, to the highest bidder on 31st day of March 2023 at 10:00 at the SHERIFF'S OFFICE, 75 LONG FELLOW STREET, QUIGNEY, EAST LONDON. Erf 10403 East London, Buffalo City Metropolitan Municipality, Division of East London, Province of the Eastern Cape, in extent 1200 Square Metres Situated at 36 LOGAN DRIVE, NAHOON MOUTH, EAST LONDON Held under Deed of Transfer No. T5430/2014. The Conditions of Sale will be read prior to the sale and may be inspected at the SHERIFF'S OFFICE, 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of 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 of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Double Story dwelling consisting of Entrance hall, Lounge, Family Room, Dining Room, Kitchen, 4 x Bedrooms, 2 x Bathrooms, 2 x Showers, 3 X WC, 2 x Garages, 1 x Carport, W/C & Pool.

Dated at Gqeberha, 2023-01-24.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Office of the Sheriff of the High Court PE South, 2 Cotton House Building, Corner of Albany Road & Govan Mbeki Avenue, Central, Port Elizabeth. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1187. Attorney Acct: Minde Schapiro & Smith Inc.

**Case No: EL1451/2017****Docex: DOCEX 52, GQEBERHA**

IN THE HIGH COURT OF SOUTH AFRICA

(EASTERN CAPE DIVISION, EAST LONDON CIRCUIT COURT)

**In the matter between: Firststrand Bank Limited, Plaintiff and Momwabisi M Guwa, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-31, 10:00, Sheriff's offices, 75 Longfellow Street, Quigney, East London**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R1 319 188.80, to the highest bidder on 31st day of March 2023 at 10:00 at the Sheriff's Office, 75 Longfellow Street, Quigney, East London. ERF 19839 EAST LONDON BUFFALO CITY METROPOLITAN MUNICIPALITY DIVISION OF EAST LONDON PROVINCE OF THE EASTERN CAPE, in extent 1805 SQUARE METRES Situated at 22 BOUGAINVILLEA ROAD, VINCENT HEIGHTS, EAST LONDON Held under Deed of Transfer No. T980/2001 The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff's Office, 75 Longfellow Street, Quigney, East London. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of 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 of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Dwelling with entrance hall, lounge, family room, dining room, study, kitchen, scullery, 4 bedrooms, 2 bathrooms, 2 showers, 2 w/c's, 2 out garages, domestic's quarters, laundry, bathroom/w/c and swimming pool Zoned: Residential.

Dated at Gqeberha, 2023-01-24.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Office of the Sheriff of the High Court PE South, 2 Cotton House Building, Corner of Albany Road & Govan Mbeki Avenue, Central, Port Elizabeth. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/0668. Attorney Acct: Minde Schapiro & Smith Inc.

**Case No: 19112/2018**

IN THE HIGH COURT OF SOUTH AFRICA  
(CAPE TOWN)

NOTICE OF SALE IN EXECUTION - ERF 6988

**In the matter between: WEST COAST DISTRICT MUNICIPALITY, Plaintiff and WEST COAST BUILDERS CC,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 11H00, 4 DORP STREET, VREDENBURG**

In pursuance to the Judgment granted by the above Honourable Court on 15 August 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold by public auction without reserve by the Sheriff of the High Court, VREDENBURG on TUESDAY, 28 MARCH 2023 at 4 Dorp Street, Vredenburg at 11H00 to the highest bidder.

Erf 6988, Vredenburg

Situated in the West Coast District Municipality, Province of the Western Cape,

Also known as 35 Vink Street, Louwville, Vredenburg

In Extent: 304 (three hundred and four) Square Metres ("the Property")

Held by Execution debtor under deed of transfer number: T61870/2016

Situated at: 35 Vink street, Louwville, Vredenburg

TAKE NOTICE OF THE FOLLOWING RULES OF THE AUCTION

1. All bidders must be FICA compliant. Bidders are required to present their identity documents together with proof of residence for FICA compliance.

2. The sale in execution is conducted in accordance with the Consumer Protection Act, Act 68 of 2008 as amended, pursuant to an order granted against Execution Debtor for monies owing to the Execution Creditor.

3. All bidders are required to pay a refundable registration fee of R10 000.00 in cash prior to the commencement of the auction in order to obtain a buyer's card. See Regulations issued in terms of the Consumer Protection Act, Act 68 of 2008 at:

<http://www.info.gov.za/view/DownloadFileAction?id=99961>. The registration fee must reflect in the sheriff's bank account prior to the commencement of the sale in execution.

4. Full and complete conditions of sale will be read immediately before the sale and will lie for inspection at the offices of the Sheriff.

5. The following information is furnished but not guaranteed: PLASTERED RESIDENTIAL PROPERTY UNDER AN ASBESTOS ROOF, BEDROOM, KITCHEN. ZONED RESIDENTIAL.

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

7. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by electronic transfer on the day of the sale. The balance including interest 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 21 days after the sale.

8. The Auction will be conducted by the Sheriff of Vredenburg or his/ her Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

9. Rules of the auction and conditions of sale may be inspected at the Sheriff's office (4 Dorp Street, Vredenburg), 24 hours prior to the auction.

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

Dated at CAPE TOWN, 2023-02-13.

Attorneys for Plaintiff(s): MARAIS MULLER HENDRICKS INC., 4TH FLOOR, GENERAL BUILDING, 42 BURG STREET, CAPE TOWN. Telephone: 0214234250. Fax: 0865406135. Attorney Ref: Clive Hendricks / W30176.



Case No: 11338/2021

Docex: 14

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA**, Registration No. 1962/000738/06 (PLAINTIFF) and **SHAHNAAZ BEGUM NARKER (FIRST DEFENDANT)** and **ENUS OSMAN (SECOND DEFENDANT)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2021-03-29, 11:00, HOUSE VINCENT, 3RD FLOOR, EBENEZER ROAD, WYNBERG MEWS, WYNBERG, CAPE TOWN**

In execution of a judgment of the above Honourable Court in the abovementioned action, a sale will be held at THE WYNBERG EAST SHERIFF'S OFFICES AT HOUSE VINCENT, 3RD FLOOR, EBENEZER ROAD, WYNBERG MEWS, WYNBERG, CAPE TOWN on the 29th day of MARCH 2023 at 11h00, of the undermentioned property of the First Defendant, on the conditions which will lie for inspection at the offices of the Sheriff of the High Court, Wynberg East, House Vincent, Ebenezer Road, Wynberg.

No warranties are given with regard to the description, extent and/or improvements to the property  
The property consists of:

ERF 110021 CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

In extent: 496 (four hundred and ninety six) square meters

Held under Deed of Transfer No.: T37306/1975,

Street address: No. 28 Cissy Gool Avenue, Gatesville, Western Cape

Improvements (not guaranteed):

Plastered house in good condition under a tiled roof consisting of:

Store room

Outside Vibacrete wall

5 bedrooms

5 bathrooms

Lounge

Kitchen

TV room

Dining room

Outside room

Burglar bars

Electric garage door

Electric gate

Built in cupboards

Double garage with a carport

Zoning: Residential

A copy of the Rules of Sale can be obtained from the Sheriff of Wynberg East at House Vincent, 3rd Floor, Ebenezer Road, Wynberg (Tel: 021 224 0055).

Dated at Cape Town, 2023-02-16.

Attorneys for Plaintiff(s): Edward Nathan Sonnenbergs, 35 Lower Long Street, Foreshore, Cape Town, 8001.  
Telephone: 0214102500. Fax: 0214102555. Attorney Ref: Michael Papas.

**Case No: D7949/2021**  
**Docex: 4, UMHLANGA ROCKS**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and EPHRAIM CHIKOMO (born on 12th August 1971), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-23, 12:00, at the sheriff's office, Acting Sheriff Durban South, Unit 1 / 2 Elation House, 350/352 Stamfordhill Road, Durban, to the highest bidder**

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), MORNINGSID, 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"

DESCRIPTION: A Unit consisting of:-

(a) Section No. 1 as shown and more fully described as Sectional Plan No.SS11/1978, in the scheme known as GARLAND COURT in respect of the land and building or buildings situate at DURBAN, in the eThekweni Municipality of which section the floor area, according to the said Sectional Plan, is 83 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.ST24842/2009, ("the property") is declared specially executable

SITUATE AT: Section 1, Door 2, SS Garland Court, 11 Montclair Road, Montclair, Durban, KwaZulu-Natal (in the magisterial district of Durban)

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Sectional Flat with Asbestos roof comprising:-

2 and a half bedroom (2 with built in cupboards), Lounge, Diningroom, Kitchen, Bathroom, Toilet and wooden tiles; Boundary unfenced

ZONING: Residential (not guaranteed)

a) 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.

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 its attorney, and shall be furnished to the sheriff within 21 days after the sale.

c) 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 of sale in accordance with clause 4.

d) 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.

e) The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff's office, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban, 24 hours prior to the auction. (Tel. 031-3097062).

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 Sheriffs office at Unit 1 / 2 Elation House, 350/352 Stamfordhill Road, Durban.

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

(a) Adherence to Covid 19 regulations together with the Directives as signed by the Minister of Justice and Correctional Services, Honourable Lamola on the 23rd July 2020.

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

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

(d) Payment of a refundable registration fee of R15,000.00 in cash;

(e) 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.

4. Registration Conditions;

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

The office of the Acting Sheriff Durban South will conduct the sale with auctioneers Allan Murugan or his Deputy.

Dated at UMHLANGA, 2023-01-23.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, Building 5, Glass House Office Park, 309 Umhlanga Rocks Drive, La Lucia Ridge. Telephone: 031 5367500. Fax: 0865145099. Attorney Ref: 34M16259.

**Case No: 19112/2018**

IN THE HIGH COURT OF SOUTH AFRICA  
(CAPE TOWN)

NOTICE OF SALE IN EXECUTION - ERF 9585

**In the matter between: WEST COAST DISTRICT MUNICIPALITY, Plaintiff and WEST COAST BUILDERS CC,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-30, 10H00, 4 DORP STREET, VREDENBURG**

In pursuance to the Judgment granted by the above Honourable Court on 15 August 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold by public auction without reserve by the Sheriff of the High Court, VREDENBURG on THURSDAY, 30 MARCH 2023 at 4 Dorp Street, Vredenburg at 10H00 to the highest bidder.

Erf 9585, Saldanha

Situated in the West Coast District Municipality, Province of the Western Cape,

Also known as 13 Kok Street, Diazville

In Extent: 177 (three hundred and four) square metres ("the Property")

Held by Execution debtor under deed of transfer number: T34996/2016

Situated at: 13 Kok Street, Diazville

TAKE NOTICE THAT

1. All bidders must be FICA compliant. Bidders are required to present their identity documents together with proof of residence for FICA compliance.

2. The sale in execution is conducted in accordance with the Consumer Protection Act, Act 68 of 2008 as amended, pursuant to an order granted against Execution Debtor for monies owing to the Execution Creditor.

3. All bidders are required to pay a refundable registration fee of R10 000.00 in cash prior to the commencement of the auction in order to obtain a buyer's card. See Regulations issued in terms of the Consumer Protection Act, Act 68 of 2008 at:

<http://www.info.gov.za/view/DownloadFileAction?id=99961>. The registration fee must reflect in the sheriff's bank account prior to the commencement of the sale in execution.

4. Full and complete conditions of sale will be read immediately before the sale and will lie for inspection at the offices of the Sheriff.

5. The following information is furnished but not guaranteed: PLASTERED RESIDENTIAL PROPERTY UNDER AN ASBESTOS ROOF. ZONED RESIDENTIAL.

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

7. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by electronic transfer on the day of the sale. The balance including interest 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 21 days after the sale.

8. The Auction will be conducted by the Sheriff of Vredenburg or his/ her Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

9. Rules of the auction and conditions of sale may be inspected at the Sheriff's office (4 Dorp Street, Vredenburg), 24 hours prior to the auction.

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

Dated at CAPE TOWN, 2023-02-13.

Attorneys for Plaintiff(s): MARAIS MULLER HENDRICKS INC., 4TH FLOOR, GENERAL BUILDING, 42 BURG STREET, CAPE TOWN. Telephone: 0214234250. Fax: 0865406135. Attorney Ref: Clive Hendricks / W30176.

**Case No: 19112/2018**

IN THE HIGH COURT OF SOUTH AFRICA  
(CAPE TOWN)

NOTICE OF SALE IN EXECUTION - ERF 15605

**In the matter between: WEST COAST DISTRICT MUNICIPALITY, Plaintiff and WEST COAST BUILDERS CC,  
Defendant**

NOTICE OF SALE IN EXECUTION - ERF 15605

**2023-03-30, 11H00, 4 DORP STREET, VREDENBURG**

In pursuance to the Judgment granted by the above Honourable Court on 15 August 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold by public auction without reserve held by the Sheriff of the High Court, VREDENBURG on THURSDAY, 30 MARCH 2023 at 4 Dorp Street, Vredenburg at 11H00 to the highest bidder.

Erf 15605, Vredenburg

Situated in the West Coast District Municipality, Province of the Western Cape,

Also known as 18 Uitspan Street, Vredenburg

In Extent: 1 003 (three hundred and four) square metres ("the Property")

Held by Execution debtor under deed of transfer number: T15868/2019

Situated at: 18 Uitspan Street, Vredenburg

TAKE NOTICE THAT

1. All bidders must be FICA compliant. Bidders are required to present their identity documents together with proof of residence for FICA compliance.

2. The sale in execution is conducted in accordance with the Consumer Protection Act, Act 68 of 2008 as amended, pursuant to an order granted against Execution Debtor for monies owing to the Execution Creditor.

3. All bidders are required to pay a refundable registration fee of R10 000.00 in cash prior to the commencement of the auction in order to obtain a buyer's card. See Regulations issued in terms of the Consumer Protection Act, Act 68 of 2008 at:

<http://www.info.gov.za/view/DownloadFileAction?id=99961>. The registration fee must reflect in the sheriff's bank account prior to the commencement of the sale in execution.

4. Full and complete conditions of sale will be read immediately before the sale and will lie for inspection at the offices of the Sheriff.

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

6. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by electronic transfer on the day of the sale. The balance including interest 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 21 days after the sale.

7. The Auction will be conducted by the Sheriff of Vredenburg or his/ her Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

8. Rules of the auction and conditions of sale may be inspected at the Sheriff's office (4 Dorp Street, Vredenburg), 24 hours prior to the auction.

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

Dated at CAPE TOWN, 2023-02-13.

Attorneys for Plaintiff(s): MARAIS MULLER HENDRICKS INC., 4TH FLOOR, GENERAL BUILDING, 42 BURG STREET, CAPE TOWN. Telephone: 0214234250. Fax: 0865406135. Attorney Ref: Clive Hendricks / W30176.

Case No: 39759/2021

Docex: DOCEX 120, PRETORIA

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) - EXECUTION CREDITOR and DUDUZILE INNOCENTIA MAHLANGU (IDENTITY NUMBER: 841109 0483 083) - JUDGEMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2023-03-23, 10:00, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

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 R526 956.54, will be held by the Sheriff, SOWETO WEST, at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH on THURSDAY the 23RD MARCH 2023 at 10H00 of the undermentioned property of the Judgement Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff, SOWETO WEST during office hours: ERF 6077 NALEDI EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 350 (THREE HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T2904/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 252 MOHLOMI STREET, NALEDI EXT 2, SOWETO, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 1X LOUNGE, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X WC. 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 R10,000.00 (cash or EFT or bank guaranteed cheque made out to Sheriff Soweto West); (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 SOWETO WEST OFFICE, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH. TELEPHONE NUMBER: (011) 980 - 6681.

Dated at PRETORIA, 2023-02-28.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: 0123651887. Attorney Ref: M JONKER/AM/DG40010.

Case No: 13680/2022

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO.: 1962/000738/06) - EXECUTION CREDITOR and NTHUPING EPHRIAM NTSANE (IDENTITY NUMBER: 781227 5358 084) - FIRST JUDGEMENT DEBTOR and DUDUZILE DINAH NTSANE (IDENTITY NUMBER: 791213 0372 088) - SECOND JUDGEMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2023-03-24, 10:00, UNIT 5B, SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK**

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 reserve price of R209 848.26, will be held at the office of the Sheriff VANDERBIJLPARK, at UNIT 5B, SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK on FRIDAY the 24TH MARCH 2023 at 10H00 of the undermentioned property of the Judgment Debtors on the Conditions which

will lie for inspection prior to the sale at the offices of VANDERBIJLPARK, at UNIT 5B, SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK: A DWELLING COMPRISING OF: Main Building: Walls: Brick, Roof: Asbestos Sheets, Floors: Tiles, Rooms: Dining room, 2 bedrooms, 1 bathroom, 1 toilet and kitchen. (Improvements / Inventory - No Guaranteed) ALL THE RIGHT, TITLE AND INTEREST IN THE LEASEHOLD IN RESPECT OF ERF 12592 SEBOKENG UNIT 11 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 260 (TWO HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO T4579/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: EMFULENI. ALSO KNOWN AS: 12592 BOLEU STREET, SEBOKENG UNIT 11, 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 PERCENT) on R100 001.00 - R400 000.00 plus Vat and 1.5% (ONE POINT FIVE PERCENT) 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 rules 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 Vanderbijlpark, Unit 5B, Senteo Building, Ground Floor, Frikkie Meyer Boulevard; 4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia; 5. Directive of the Consumer Protection Act 68 of 2008 (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>); 6. FICA registration i.r.o. - proof of identity and address particulars; 7. Payment of a registration deposit of R10,000.00 (in cash or EFT); 8. The auctioneer will be Mr M.K. Nadioo. Inspect conditions at THE SHERIFF VANDERBIJLPARK'S OFFICE, UNIT 5B, SENTIO BUILDING, GROUND FLOOR, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK. TELEPHONE NUMBER: (016) 302-0997.

Dated at PRETORIA, 2023-02-28.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: 0123651887. Attorney Ref: M JONKER/AM/DH40306.

**Case No: 13680/2022**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED (Registration number 1986/004794/06), Plaintiff and MICHAEL VICTOR GUNKO (Identity number: 530217 5073 084), Defendant**

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

**2022-12-06, 09:00, 22 Pretoria Road, Lanzerac Estate, Hal fway House, Midrand, JOHANNESBURG**

ERF 1536 Morning Side Extension 177 Township, Registration Division I.R., Province Gauteng measuring 999 (nine hundred and ninety-nine) square meters held by Deed of Transfer No. T27340/2015, subject to the conditions therein contained and further subject to the conditions of the Villa Fiori Homeowners Association NPC, ("THE PROPERTY");

Situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng.

THE PROPERTY IS ZONED: RESIDENTIAL

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed. The property is situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng and consists of:

1 Entrance hall, 1 Lounge, 1 Dining room, 1 Living room, 1 Study, 1 Kitchen, 1 Scullery, Pantry, 4 Bedrooms, 4 Bathrooms, 1 Separate toilet and 1 Balcony. 2 Double garages and 1 Servants' quarters with 2 Bedrooms and 1 Bathroom.

The Rules of this auction are available 24 hours before the auction at the office of SHERIFF Sandton South.

SHERIFF Sandton South shall conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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



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

C) Payment of a Registration Fee of R50 000.00.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF Sandton South at 22 Old Pretoria Road, Unit B6 Lanzerac Office Park, Halfway House, Midrand, JOHANNESBURG. during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2022-11-08.

Attorneys for Plaintiff(s): ALAN JACOBS & ASSOCIATES, Not represented. Telephone: 083 273 8094.  
Attorney Ref: ABSA/GUNKO.

**Case No: 33468/2021**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO.: 1962/000738/06) - EXECUTION CREDITOR and THOBELA TEMPLETON MANANGA (IDENTITY NUMBER: 770923 5546 08 1) - JUDGEMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION**

**2023-03-28, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

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 R1 148,061.02, will be held by the Sheriff HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY the 28TH MARCH 2023 at 11H00 of the undermentioned property of the defendant subject to the conditions of sale which are available for inspection at the offices of the Sheriff HALFWAY HOUSE-ALEXANDRA during office hours: PORTION 3 OF HOLDING 535 GLEN AUSTIN AGRICULTURAL HOLDINGS EXTENSION 3, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 8979 (EIGHT THOUSAND NINE HUNDRED AND SEVENTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T18502/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG NORTH. ALSO KNOWN AS: 19 BOXER ROAD, GLEN AUSTIN AH, MIDRAND, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 3 bedrooms, 2 bathrooms, 2 showers, 3 toilets, lounge, dining room, kitchen; Out buildings: 2 bedrooms, bathroom shower & bathroom; Swimming pool. 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 R50,000.00 (refundable); (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 HALFWAY HOUSE-ALEXANDRA'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE. TELEPHONE NUMBER: (011) 315- 1074.

Dated at PRETORIA, 2023-02-28.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: 0123651887. Attorney Ref: M JONKER/AM/DH39958.

Case No: 87676/2019

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO.: 1962/000738/06) - EXECUTION CREDITOR and GODFREY PIETERSEN (IDENTITY NUMBER: 701127 5061 083) - FIRST JUDGEMENT DEBTOR and CATHERINE REINETT BUHR (IDENTITY NUMBER: 710807 0112 085) - SECOND JUDGEMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2023-03-29, 10:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In execution of a Judgment of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R380,000.00, will be held by the Sheriff, SOWETO EAST, at the offices of SHERIFF SOWETO EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG on WEDNESDAY the 29TH MARCH 2023 at 10H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff, SOWETO EAST, at 21 HUBERT STREET, WESTGATE, JOHANNESBURG (OPPOSITE JOHANNESBURG CENTRAL POLICE STATION) during office hours: ERF 537 NOORDGESIG TOWNSHIP, REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG, MEASURING 373 (THREE HUNDRED AND SEVENTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO T40481/05, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 411 WATSONIA STREET, NOORDGESIG, 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 lounge, 1 kitchen. 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 SOWETO EAST, at 21 HUBERT STREET, WESTGATE, JOHANNESBURG (OPPOSITE JOHANNESBURG CENTRAL POLICE STATION). TELEPHONE NUMBER: (011) 492 0340

Dated at PRETORIA, 2023-02-28.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: 0123651887. Attorney Ref: M JONKER/AM/DH39496.

Case No: 244/2021

Docex: Docex 12, Port Elizabeth

IN THE HIGH COURT OF SOUTH AFRICA  
(Eastern Cape Division, Grahamstown)

**In the matter between: Beverly Abrahamson, Plaintiff and Jan Ernest Andt Saayman (Identity Number: 590807 5025 08 9), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-03-24, 10:00, THE MAGISTRATE'S COURT, SOMERSET EAST, 1 WORCESTER STREET, SOMERSET EAST**

In pursuance of a Judgment of the above Honourable Court dated 24 August 2021 and Attachment in Execution dated 18 MAY 2022, the following property will be sold by the SHERIFF FOR THE HIGH COURT, SOMERSET EAST at THE MAGISTRATE'S COURT, SOMERSET EAST, 1 WORCESTER STREET, SOMERSET EAST, by public auction on FRIDAY, 24 MARCH 2023 at 10H00. ERF 1339 SOMERSET EAST, IN THE BLUE CRANE ROUTE MUNICIPALITY, DIVISION OF SOMERSET EAST, PROVINCE OF THE EASTERN CAPE HELD BY DEED



OF TRANSFER T88710/2001 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED ("the property") SITUATED AT: INDUSTRIAL ROAD, SOMERSET EAST; ZONING: (THE ACCURACY HEREOF IS NOT GUARANTEED):- Residential - While nothing is guaranteed, it is understood that the property consists of a warehouse. The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff Somerset East, situated at 10 Nojoli Street, Pepstores Building, Flat No.2, Somerset East or at the Plaintiff's Attorneys. TERMS : 10% deposit and Sheriff's charges of 6% of the proceeds of the sale which shall be paid by the purchaser on the first R100,000.00, thereafter 3.5% on R 100,001.00 to R400,000.00, and thereafter 1.5% on the balance of the proceeds of the Sale, up to a maximum commission of R40,000.00 plus VAT in total, subject to a minimum of R3,000.00 plus VAT, on the date of sale (inclusive in all instances of the Sheriff's bank charges and after expenses incurred in paying the proceeds into his or her Trust Account), which commission shall be paid by the Purchaser, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the Plaintiff's attorneys, to be furnished to the Sheriff within twenty one (21) days from the date of the sale.

Dated at Gqeberha, 2023-02-13.

Attorneys for Plaintiff(s): Joubert Galpin Searle Attorneys, 173 Cape Road, Mill Park, Port Elizabeth. Telephone: 041 396 9254. Attorney Ref: ABR40/0005/ah/ S Ahmed.

**Case No: 8375/2019**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and SHAFIEK ACHMAT, First Defendant and RABIA ACHMAT, Second Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-29, 11:00 EBENEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG**

In pursuance of a judgment dated 13 May 2021 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Wynberg East, on Wednesday 29 March 2023 at 11:00, by public auction at Sheriff's Office, EBENEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG and with a Court set reserve price in the amount of R1 300 000.00.

ERF 99605 Cape Town in the City of Cape Town, Cape Division, Western Cape Province, in extent 506 (Five Hundred and Six) square metres, held by Deed of Transfer No. T16009/16 and subject to the conditions therein contained as is situated at 247 HEIDEVELD ROAD, VANGUARD ESTATE, ATHLONE, CAPE TOWN.

Zoning: Residential

Improvements: consisting of Lounge, Dining Room, Kitchen, Study, 3 Bedroom, 2 Bathrooms and a Garage. 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 R10,000.00
- d) Registration Conditions.

Dated at GQEBERHA, 2023-03-01.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/0220.

Case No: 6090/2020

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and SALIEMA BEGUM ISMAIL, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 10:00, THE SHERIFF'S OFFICE, KUILS RIVER SOUTH: 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER**

In pursuance of a judgment granted by this Honourable Court on 27 SEPTEMBER 2022, 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 R754 000.00, by the Sheriff of the High Court KUILS RIVER SOUTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KUILS RIVER SOUTH: 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 3600 BLUE DOWNS, SITUATE IN THE CITY OF CAPE TOWN, DIVISION STELLENBOSCH, PROVINCE OF THE WESTERN CAPE, IN EXTENT 405 (FOUR HUNDRED AND FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER T22469/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 108 BLUE DOWNS STREET, BLUE DOWNS, HILLCREST HEIGHTS, WESTERN CAPE)

MAGISTERIAL DISTRICT: KUILS RIVER

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MECHANICAL WORKSHOP CONSISTING OF 3 GARAGES

TAKE FURTHER NOTICE THAT:

1. The Sale in Execution is conducted in accordance to 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: Mrs. EE Carelse, or her Deputy Sheriff: Mrs. H Combrinck.

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 the auction and Conditions of Sale may be inspected at the Sheriff's Office, 23 Langverwacht Road, Klipdam, Kuils River, 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 date of possession to date of transfer. Pro-rata occupational rental shall be payable by the Purchaser on the date of possession and thereafter monthly on or before the 1st day of each month until date of registration of transfer. The Purchaser shall pay the occupational rental on due date.

Dated at PRETORIA, 2023-02-01.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U23057/DBS/N FOORD/CEM.

Case No: 4811/2022

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, 1<sup>st</sup>  
Plaintiff and ABSA BANK LIMITED, 2<sup>nd</sup> Plaintiff and SHANE CHARLES SEAGREEN, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-31, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE  
ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 24 OCTOBER 2022, 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 TSHWANE NORTH, to the highest bidder.

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

A UNIT CONSISTING OF -

(A) SECTION NO. 24 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS76/2009, IN THE SCHEME KNOWN AS NAVARINO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MONTANA TUINE EXTENSION 53 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 129 (ONE HUNDRED AND TWENTY 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 NO. ST27632/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE SPECIFICALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE ESTATE ON BOUGAINVILLEA HOME OWNERS ASSOCIATION NPC - REGISTRATION NUMBER 2007/027345/08

(also known as: UNIT 24 NAVARINO, 1682 EREMOMELA AVENUE, MONTANA TUINE EXTENSION 53, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDINGS: 2 DOUBLE GARAGES, 2 DOUBLE CARPORTS

Dated at PRETORIA, 2023-01-27.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U24756/DBS/N FOORD/CEM.

Case No: 33564/2021

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff and LERATO ANGEL RABAPANE, 1<sup>st</sup> Defendant  
AND THEMBELIHLE MLAMBO, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-22, 09:00, 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH**

The property which, on 22ND of MARCH 2023 at 09:00, will be put up to auction at 39a LOUIS TRICHARD AVENUE, ALBERTON NORTH, in respect of an order/s granted on the 15 JUNE 2022 consists of:

ERF 2321 WATERVALSPRUIT EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION I.R., THE GAUTENG PROVINCE

MEASURING 173 (ONE HUNDRED AND SEVENTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T33770/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 2321 EXTENSION 11 (GIBBERFISH STREET) WATERVALSPRUIT

IMPROVEMENTS: 2 BEDROOMS, LOUNGE, 1 BATHROOM

(Not Guaranteed)

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS:-

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

**1. THE SALE**

1.1. The sale shall be conducted in accordance with the provisions of Rule 46 and Rule 46A, of the Uniform Rules of the Superior Courts Act, No. 10 of 2013, as well as the provisions of the Consumer Protection Act, No. 68 of 2008, the regulations promulgated thereunder and the "Rules of Auction", and all other applicable law.

1.2. The headings to the clauses are for the purposes of convenience and reference only, and shall not be used in the interpretation of, nor modify, nor amplify the conditions of this sale nor any clause. In these conditions, unless a contrary intention clearly appears, words importing any one gender shall include the other two genders, the singular includes the plural and vice versa, and natural persons include created entities (corporate or otherwise) and vice versa.

**2. MANNER OF SALE**

2.1. The property shall be sold by the sheriff to the highest bidder without a reserve price.

2.2. If the sale is subject to a reserve price then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clauses 3.1, 4.1 and 5.1; and confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded.

2.3. The sale shall be for South African Rands and no bid of less than R1000.00 (one thousand rands) shall be accepted.

2.4. The execution creditor shall be entitled to cancel the sale at any stage before the bidding starts.

2.5. If any dispute arises about any bid the property may again be put up for auction.

2.6. If the sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties, but may be rectified.

2.7. If the sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price referred to in clause 4, the sheriff may refuse to accept the bid of such bidder. All bids will be accepted provisionally until the bidder satisfies the sheriff that such bidder is able to pay the deposit and the sheriff's commission.

2.8. On the refusal of a bid under circumstances referred to in clause 2.7, the property may immediately be put up for auction again.

Dated at JOHANNESBURG, 2023-03-03.

Attorneys for Plaintiff(s): HJW ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Telephone: 0104480609. Attorney Ref: M01382.

Case No: 1496/2020

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and DANIEL BIERMAN - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-29, 11:00, The Sheriff's Office, 63 RENNIE AVENUE, SUNDRA, VICTOR KHAYNE**

## DESCRIPTION:

ERF 308 ELOFF TOWNSHIP / REGISTRATION DIVISION I.R., PROVINCE OF MPUMALANGA / MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T8442/2010 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 308 TAYLOR STREET, ELOFF.

A residential property :

MAIN DWELLING : 1 X ENTRANCE HALL / 1 X LOUNGE / 1 X FAMILY ROOM / 1 X DINING ROOM / 1 X KITCHEN / 3 X BEDROOMS / 2 X BATHROOMS / 1 X SHOWER / 2 X WC / 1 X DRESSING ROOM / 4 X CARPORTS.

SECOND DWELLING: 1 X LOUNGE / 1 X KITCHEN / 1 X PANTRY / 1 X SCULLERY / 1 X BEDROOM. -

Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R300 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, 63 RENNIE AVENUE, SUNDRA, VICTOR KHAYNE. / 8. Registration as a buyer is a prerequisite 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, AC van Rooyen, 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, 2023-02-09.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FB0095.

Case No: 1853/2021

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and CLAUDE JAN FERREIRA - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-29, 10:00, The Sheriff's Office, 74 SADC STREET, MIDDELBURG**

## DESCRIPTION:

ERF 14 PRESIDENTSRUS TOWNSHIP / REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA / MEASURING 1000 (ONE THOUSAND) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T5907/2008 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: ERF 14 PRESIDENTSRUS.

A VACANT STAND - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R200 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, 74 SADC STREET, MIDDELBURG. / 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, 2023-01-23.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FF0033.

**Case No: KP73/2018A**  
**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA  
(North West Division, Mahikeng)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Heinrich Tertius Bruyns, First Judgement Debtor & 6 others**

**NOTICE OF SALE IN EXECUTION**

**2023-03-23, 11:00, Pursuant to a judgment obtained a sale in execution will be held, with a reserve price of at least R489 436.20, by the Sheriff SCHWEIZER RENEKE at SCHWEIZER RENEKE MAGISTRATE'S COURT, 2 BOTHA STREET, SCHWEIZER RENEKE**

PROPERTY DESCRIPTION: ERF 100 SCHWEIZER RENEKE TOWNSHIP, REGISTRATION DIVISION H.O.; PROVINCE OF NORTH WEST

IN EXTENT: 2 855 SQUARE METRES

HELD BY DEED OF TRANSFER NO T96734/2015

STREET ADDRESS: 9 JACOB STREET, SCHWEIZER RENEKE, NORTH WEST PROVINCE situated in the MAMUSA (SCHWEIZER RENEKE) MAGISTERIAL DISTRICT AND MAMUSA LOCAL MUNICIPALITY

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard:

PLASTERED AND PAINTED DWELLING CONSTRUCTED OF BRICK WITH AN IRON ROOF CONSISTING OF AN ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, PANTRY, SCULLERY, 3 BEDROOMS, 3 BATHROOMS, 3 SHOWERS, 3 TOILETS, 3 GARAGES, LAUNDRY AND A STORE ROOM

Zoned for residential purposes.

CONDITIONS OF SALE: CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Schweizer Reneke at 26 Kruger Street, Erasmus Building, Wolmaransstad, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-03-01.

Attorneys for Plaintiff(s): PDR Attorneys Incorporated (Established in 2004 as Petzer, Du Toit and Ramulifho), Corner Stanza Bopape and Richard Street, Hatfield, Pretoria. Telephone: (012) 342-9895. Fax: (012) 342-9790. Attorney Ref: JJ STRAUSS/MAT12683.



Case No: 16806/2019

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF JOHANNESBURG CENTRAL, HELD AT JOHANNESBURG)

**In the matter between: YORK TOWERS BODY CORPORATE - Execution Creditor and BIBICHE MUKEBWA SIKUZANI - 1st Execution Debtor and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-27, 10:00, SHERIFF JOHANNESBURG CENTRAL at 21 Hubert Street, Johannesburg**

In PURSUANCE of judgment in the Magistrate's Court for the District of Johannesburg Central and with court order dated 14th day of December 2021, the property listed below will be sold in execution by the Sheriff Johannesburg Central, on the 27th day of March 2023 at SHERIFF JOHANNESBURG CENTRAL at 21 Hubert Street, Johannesburg, at 10:00 WITH RESERVE PRICE, to the highest bidder.

PROPERTY:

1. Section no.15, Door 35, in the scheme known as York Towers, with scheme number SS166/1983, under Title Deed ST19038/2012, which is better known as Unit 15, Door 35, York Towers, 70 Hillbrow Street, Berea in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 162 (One Hundred and Sixty-Two square meters) 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 ST19038/2012

ALSO KNOWN AS: Unit 15, Door 35, York Towers, 70 Hillbrow Street, Berea, Johannesburg.

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

The property comprising of:

Unit 15, Door 35, York Towers, 70 Hillbrow Street, Berea, Johannesburg.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable via EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, SHERIFF JOHANNESBURG CENTRAL at 21 Hubert Street, Johannesburg, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, SHERIFF JOHANNESBURG CENTRAL at 21 Hubert Street, Johannesburg.

Dated at Roodepoort, 2023-02-20.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: YOR1/0009.

Case No: 42666/2020

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

**In the matter between: ETON CLOSE BODY CORPORATE - Judgment Creditor and MATTHYS CHRISTOFFEL JOHANNES DE BEER - 1ST Judgment Debtor, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - 2nd Judgment Debtor and ABSA BANK - 3rd Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-28, 11:00, Sheriff Halfway House Alexandra - 614 James Crescent, Halfway House**

In PURSUANCE of judgment in the Magistrate's Court for the District of Johannesburg North and a Writ of Attachment dated 26th July 2021, together with court order dated 7th September 2022, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on the 28th day of March 2023 at Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, at 11:00 WITHOUT RESERVE, to the highest bidder.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final

bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand

**PROPERTY:**

1. UNIT 42, in the scheme known as ETON CLOSE, WITH SCHEME NUMBER 107/1999, under Title Deed ST60298/2017, which is better known as UNIT 42, ETON CLOSE, 241 LE ROUX AVENUE, VORNA VALLEY, GAUTENG, in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 89 (Eighty-Nine square meters) 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 ST60298/2017.

ALSO KNOWN AS: UNIT 42, ETON CLOSE, 241 LE ROUX AVENUE, VORNA VALLEY, GAUTENG.

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

The property comprising of:

Rooms: x2 Bedrooms x1 Bathroom, x1 Shower, x1 Toilet, 3rd Floor Unit

**THE CONDITIONS OF SALE**

The refundable registration fee in the amount R50 000.00 is payable via EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House.

**MANNER OF SALE**

The sale shall be for South African Rand and WITHOUT RESERVE PRICE.

Dated at Roodepoort, 2023-02-01.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: ETO1/0006.

**Case No: 2547/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and ZANELE CHRISTINAH VILAKAZI - EXECUTION DEBTOR**

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

**2023-03-29, 10:00, The Sheriff's Office, 74 Sadc street, Middelburg, 1050**

**DESCRIPTION:**

ERF 11771 MIDDELBURG EXTENSION 36 TOWNSHIP / REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA / MEASURING 252 (TWO HUNDRED AND FIFTY TWO) SQUARE METRES / HELD UNDER DEED OF TRANSFER T2302/2020 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 11771 RONDEBOSCH STREET, MIDDELBURG.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 2 X bedrooms / 1 X bathroom - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R400 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, 74 SADC STREET MIDDELBURG 1050 / 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 MIDDELBURG, 2022-12-15.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FV0072.

**Case No: 619/2021**

**Docex: DOCEX 21, GQEBERHA**

IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CAPE DIVISION, GQEBERHA)

**In the matter between: NEDBANK LIMITED, EXECUTION CREDITOR and DEAN GEORGE EVERARD, FIRST JUDGMENT DEBTOR and COR MARIE EVERARD, SECOND JUDGMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION**

**2023-03-24, 14:00, SHERIFF'S OFFICE, NO 2, COTTON HOUSE, ALBANY ROAD, CENTRAL, GQEBERHA**

In pursuance of Judgments of the above Honourable Court dated 25 JANUARY 2022 and the Warrant of Execution dated 1 NOVEMBER 2022, the following property will be sold, voetstoots, in execution subject to a reserve price of R200 000.00, and in terms of the Order of the above Honourable Court dated 25 OCTOBER 2022, to the highest bidder on FRIDAY, 24 MARCH 2023 at 14h00 at the Sheriff's Office, No.2 Cotton House, Albany Road, Central, Gqeberha:

ERF 2184 WALMER, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, OF THE EASTERN CAPE

Measuring 1 193 (ONE THOUSAND ONE HUNDRED AND NINETY THREE) Square Metres

Held by Title Deed No T53907/10

Situate at 40 PHEASANT ROAD, GREENSHIELDS PARK, GQEBERHA

Magisterial District of GQEBERHA

The following improvements on the property are reported, though in this respect nothing is guaranteed:

Residence consisting of, 2 Bedrooms, 1 Bathrooms, 1 Kitchen and 1 Living Room whilst Guest Cottage consisting 2 Bedrooms, 1 Bathrooms, 1 Kitchen and 1 Living Room.

The full Conditions of Sale may be inspected prior to the date of sale at the office of the Sheriff for the High Court, No.2 Cotton House, Albany Road, Central, Gqeberha.

Material conditions of sale:

The purchase price will be payable by means of a deposit of 10% and the balance against transfer to be secured by a bank guarantee, to be approved by the Execution Creditor's attorney, to be furnished within twenty one (21) days of the date of the sale.

The Purchaser shall pay the following Sheriff's commission on the date of sale:

- 6% on the first R100 000.00 of the proceeds of the sale; and
- 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 in total plus VAT and a minimum of R3 000.00 plus VAT.

Dated at GQEBERHA, 2023-03-02.

Attorneys for Plaintiff(s): McWILLIAMS & ELLIOTT INC, 152 CAPE ROAD, MILL PARK, GQEBERHA. Telephone: 041 – 5821250. Fax: 041 - 3730407. Attorney Ref: A SNYDER/Chrizel/W86472.

Case No: 1225/2021

IN THE MAGISTRATE'S COURT FOR  
(JOHANNESBURG WEST, HELD AT ROODEPOORT)

**In the matter between: MERIDIAN VILLAS BODY CORPORATE, Plaintiff and MR. SIPHIWAYNKOSI  
SIBANGANI MCHUNU, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-17, 10:00, SHERIFF ROODEPOORT NORTH'S OFFICE - 182 PROGRESS ROAD, LINDHAVEN,  
ROODEPOORT**

NOTICE OF SALE FOR:

CERTAIN: Immovable property being:-

Unit 32 Meridian Villas Section Title Scheme Development, Scheme Number 19/2014, in the Registration Division situated at 29 Penchartz Road, Honeydew Manor Extension 65 Roodepoort,

measuring 183 square meters

SITUATED AT: 29 Penchartz Road, Honeydew Manor Extension 65 Roodepoort

AS HELD: by the Defendant under Title Deed ST3046/2014

A reserve price is set at R1.2 million (One Million Two Hundred Thousand Rand).

If the sale is subject to a reserve price then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clauses in the Conditions of Sale; and confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded.

Dated at Johannesburg, 2023-03-01.

Attorneys for Plaintiff(s): A LE ROUX ATTORNEYS, 86 HAMLIN STREET, WAVERLEY, JOHANNESBURG.  
Telephone: 011 485 1990. Fax: 086 670 9128. Attorney Ref: Meridian Villas/Mchunu (M225). Attorney Acct: A LE ROUX ATTORNEYS.

Case No: 2196/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(Eastern Cape Division, Gqeberha)

**In the matter between: The Standard Bank of South Africa Limited, Plaintiff and Sherwyn Antonio Weitz,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-24, 10:00, Sheriffs Office Gqeberha, Port Elizabeth West, 68 Perkins Street, North End, Gqeberha,  
Port Elizabeth**

In pursuance of a judgment of the above honourable court, dated 08 December 2020 and attachment in execution dated 08 March 2021, the following will be sold at Sheriffs Office Gqeberha, Port Elizabeth West, 68 Perkins Street, North End, Gqeberha, Port Elizabeth, by public auction on Friday, 24 March 2023 at 10H00. The sale of the property is subject to a reserve price.

Description: 14238 Bethelsdorp

measuring 527 square metres

Street address: situated at: 22 Gerdien Street, Cleary Park, Gqeberha, Port Elizabeth

Standard bank account number 219 290 407

Improvements: While nothing is guaranteed it is understood that the property is zoned for residential purposes and that the main building consists of Lounge, 3 bedrooms, bathroom, kitchen, garage and wc.

The conditions of sale will be read prior to the sale and may be inspected at the Office of the Sheriffs, Gqeberha, Port Elizabeth West or at Plaintiffs Attorneys.

Further details can be obtained from the offices of the Plaintiff's attorneys at St George's House, 104 Park Drive, Gqeberha, Port Elizabeth telephone 041 5015500

TERMS: 10% deposit and Sheriff's charges at 6% on the first R100 000,00 of the proceeds of the sale and; 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 in total plus VAT and a minimum commission of R3 000,00 plus VAT. The balance of the

purchase price is to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within twenty-one (21) days from date of the sale.

Dated at Gqeberha, Port Elizabeth, 2022-12-05.

Attorneys for Plaintiff(s): Greyvensteins Inc Attorneys, St Georges House, 104 Park Drive, Central, Gqeberha, Port Elizabeth. Telephone: (041) 501-5500. Email: [debbies@greyvensteins.co.za](mailto:debbies@greyvensteins.co.za). Attorney Ref: DEB5281/G Parker/ds.

**Case No: 1380/2018**

**Docex: Docex 4, Bloemfontein**

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

**In the matter between: ABSA BANK LIMITED (Registration number: 1986/004794/06), Plaintiff and SEFATSA ISAAC SELANE (IDENTITY NUMBER: 680809 5770 087), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-23, 14:00, THE OFFICE OF THE SHERIFF, UNIT 1 GAYMAR 89 BRANDSTREET FICKSBURG**

PROPERTY DESCRIPTION:

CERTAIN: PORTION 4 OF ERF 225 FICKSBURG, DISTRICT FICKSBURG, PROVINCE FREE STATE;

IN EXTENT: 3421 (THREE FOUR TWO ONE) SQUARE METRES;

AS HELD: BY DEFENDANT UNDER DEED OF TRANSFER NUMBER T 28688/2007;

SUBJECT TO THE CONDITIONS THEREIN CONTAINED;

REG DIVISION: FICKSBURG RD;

SITUATED AT: 72 DE JAGER STREET, FICKSBURG, PROVINCE FREE STATE;

The property is zoned for residential purposes and the improvements on the property comprises of the following: (not guaranteed):

1 LOUNGE; 1 KITCHEN; 4 BEDROOMS; 1 BATHROOM; 4 GARAGES;

TERMS: 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payment against registration of transfer- a guarantee to be furnished within TWENTY ONE (21) days from the date of sale. If the property is sold to the first bond holder the 10% cash payment will not be relevant.

TAKE FURTHER NOTICE:

1. The sale is for ELECTRONIC FUNDS TRANSFER only

2. This is a sale in execution of a judgment granted by the High Court;

3. The office of the sheriff SETSOTO, AT UNIT 1 GAYMAR, 89 BRAND STREET, FICKSBURG, WITH AUCTIONEER JS NAICKER who will conduct the sale;

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

4.1 The sale in execution is conducted in accordance with the Directions 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.iknfo.gov.za/view/DownloadFileAction?id=99961>)

4.2 Fica-legislation in regards of identity & address particulars.

4.3 Payment of registration fees in amount of R10 000 in cash or ELECTRONIC FUNDS TRANSFER .

4.4 Advertising costs at current publication tariffs & sale costs according to Court rules will apply.

5. All goods will be sold "VOETSTOOTS".

6. The Conditions of sale will lie for inspection prior to the sale, at the offices of THE SHERIFF UNIT 1 GAYMAR, 89 BRAND STREET, FICKSBURG, PROVINCE FREE STATE during business hours, or at the execution plaintiff's attorneys.

Dated at BLOEMFONTEIN, 2023-01-18.

Attorneys for Plaintiff(s): THE OFFICE OF THE SHERIFF, UNIT 1 GAYMAR 89 BRANDSTREET FICKSBURG, 17 Third Avenue, Westdene, Bloemfontein. Telephone: 051 447 3374. Fax: 086 602 1050. Attorney Ref: LK/AK4273. Attorney Acct: 01001191566.

Case No: 554/2013

Docex: Docex 4, Bloemfontein

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

**In the matter between: ABSA BANK LIMITED (Registration number: 1986/004794/06), PLAINTIFF and MOLEFI BEMJAMIN NTEMA, IDENTITY NUMBER 720210 5509 082, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-22, 10:00, THE OFFICE OF THE SHERIFF, 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN**

PROPERTY DESCRIPTION:

CERTAIN: ERF 17902 BLOEMFONTEIN (EXTENSION 121) DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE;

IN EXTENT: 836 (EIGHT THREE SIX) SQUARE METRES:

HELD BY: DEED OF TRANSFER NR T30532/2007;

SUBJECT TO CERTAIN CONDITIONS THEREIN CONTAINED.

REG DIV: BLOEMFONTEIN RD;

SITUATED AT: 17 KOEDOE ROAD, FAUNA, BLOEMFONTEIN, PROVINCE FREE STATE;

The property is zoned for residential purposes and the improvements on the property comprises of the following: (not guaranteed):

1 ENTRANCE HALL; 1 LOUNGE; 1 DINING ROOM; 1 STUDY; 1 FAMILY ROOM; 1 SUN ROOM; 1 KITCHEN; 3 BATHROOMS; 4 BEDROOMS; 1 LAUNDRY; OUTBUILDING: 3 GARAGES; 2 CARPORTS; 1 BTH/SHTERMS :

10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payment against registration of transfer- a guarantee to be furnished within TWENTY ONE (21) days from the date of sale. If the property is sold to the first bond holder the 10% cash payment will not be relevant.

TAKE FURTHER NOTICE:

1. This is a sale in execution of a judgment granted by the High Court;

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

3 The sale in execution is conducted in accordance to the Directions 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.iknfo.gov.za/view/DownloadFileAction?id=99961>)

3.1 Fica-legislation in regards of identity & address particulars

3.2 Payment of registration fees.

3.3 Registration conditions

3.4 All bidders are required to pay an amount of R45 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

3.5 The office of the sheriff BLOEMFONTEIN EAST, NO 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN WITH AUCTIONEERS P ROODT AND/OR M ROODT will conduct the sale;

3.6 Advertising costs at current publication tariffs & sale costs according to Court rules will apply.

4 The Conditions of sale will lie for inspection prior to the sale, at the offices of THE SHERIFF BLOEMFONTEIN AT THE OFFICE OF THE SHERIFF, NO 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN during business hours, or at the execution plaintiff's attorneys.

Dated at BLOEMFONTEIN, 2023-01-25.

Attorneys for Plaintiff(s): EG COOPER MAJIEDT INCORPORATED, 17 Third Avenue, Westdene, Bloemfontein. Telephone: 051 447 3374. Fax: 086 602 1050. Attorney Ref: LK/AK3556. Attorney Acct: 01001191566.

Case No: 3166/2018

Docex: Docex 4, Bloemfontein

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

**In the matter between: ABSA BANK LIMITED (Registration number: 1986/004794/06), PLAINTIFF and RALLTON DILLON BRUINTJIES (IDENTITY NUMBER: 801031 5172 081), 1ST DEFENDANT and FELICIA MARIA BRUINTJIES (IDENTITY NUMBER: 790717 0185 085), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-22, 10:00, THE OFFICE OF THE SHERIFF THIRD STREET 6A, ARBORETUM BLOEMFONTEIN**

PROPERTY DESCRIPTION:

CERTAIN: ERF 37 HELICON HEIGHTS, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE;

IN EXTENT: 1 400 (ONE FOUR ZERO ZERO) SQUARE METRES;

HELD BY: BY DEED OF TRANSFER NO T5724/2012; SUBJECT TO CERTAIN CONDITIONS THEREIN  
CONTAINS

REG DIVISION: BLOEMFONTEIN RD;

SITUATED AT: CORNER OF 7 CLIO AND 44 OLYMPUS DRIVE,

HELICON HEIGHTS, BLOEMFONTEIN, FREE STATE PROVINCE;

THE PROPERTY IS ZONED: FOR RESIDENTIAL PURPOSES AND IMPROVEMENTS ON THE PROPERTY  
(NOT GUARANTEED), CONSISTS OF THE FOLLOWING:

3 BEDROOMS; 1 BATHROOM; 1 KITCHEN; 1 TV/LIVING ROOM; 1 DINING ROOM; 2 LOUNGES;  
OUTBUILDINGS: 2 CARPORTS;

TERMS : 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payment against registration of transfer- a guarantee to be furnished within TWENTY ONE (21) days from the date of sale. If the property is sold to the first bond holder the 10% cash payment will not be relevant.

TAKE FURTHER NOTICE:

1. This is a sale in execution of a judgment granted by the High Court;

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

3 The sale in execution is conducted in accordance to the Directions of the CONSUMER PROTECTION ACT 68 OF 2008 as Amended, in pursuant of an order granted against the DEFENDANTS for money owing to the PLAINTIFF. (URL <http://www.iknfo.gov.za/view/DownloadFileAction?id=99961>)

3.1 Fica-legislation in regards of. identity & address particulars

3.2 Payment of registration fees.

3.3 Registration conditions.

3.4 All bidders are required to pay an amount of R45 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

3.5 The office of the sheriff BLOEMFONTEIN WEST, 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN WITH AUCTIONEERS CH DE WET AND/OR AJ KRUGER AND/OR TL KHAUDI will conduct the sale;

3.6 Advertising costs at current publication tariffs & sale costs according to Court rules will apply.

4 The Conditions of sale will lie for inspection prior to the sale, at the offices of THE SHERIFF BLOEMFONTEIN AT THE OFFICE OF THE SHERIFF, 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN during business hours, or at the execution plaintiff's attorneys.

Dated at BLOEMFONTEIN, 2023-01-26.

Attorneys for Plaintiff(s): EG Cooper Majiedt Incorporated, 17 Third Avenue, Westdene, Bloemfontein.  
Telephone: 051 447 3374. Fax: 086 602 1050. Attorney Ref: LK/AK4290. Attorney Acct: 01001191566.

Case No: 9947/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and NONDUMISO PRETTY DLAMINI-KHOSA, ID: 840415 0685 08 5, Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-03-29, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET [ENTRANCE ALSO AT 813 STANZA STREET] ARCADIA**

Sale in execution to be held at Christ Church, 820 Pretorius Street [Entrance also at 813 Stanza Bopape Street], Arcadia on the 29th of March 2023 @ 10h00 by the Sheriff Pretoria East

ERF 369 SAVANNAH COUNTRY ESTATES EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE GAUTENG

MEASURING 920 square metres

Held by Deed of Transfer T60624/2019

Situate at: 7 Kierieklapper Place, Savannah Country Estate ext 4, Bronkhorstspuit Road, Pretoria, Gauteng Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Entrance Hall, 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Scullery, 4 x Bedrooms, 3 x Bathrooms, 3 x Showers, 3 x WC, 1 x Dressing Room, 2 x Out Garages, 1 x Study Nook, 1 x Bathroom / WC and 1 x Enclosed Patio

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 (twenty one) days after the date of sale.

The Auction will be conducted by the Sheriff or her/his Deputy to the highest bidder with a reserve price set at R1 400 000-00.

Conditions of sale can be inspected at 813 Stanza Bopape Street, Arcadia 24 hours prior to the auction.

Dated at Pretoria, 2023-02-06.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012)424-0200. Attorney Ref: MR GROBLER/Elizma/B2984.

Case No: 36363/2018

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

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and JOSINA ZIYAYA MACHEL (IDENTITY NUMBER: 760416 1235 18 1), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-03-31, 11:00, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3**

In pursuance of a judgment and warrant granted on 18 September 2018 and 14 September 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 31 March 2023 at 11:00 by the Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3 to the highest bidder:- CERTAIN: A unit consisting of - (a) Section No. 36 as shown and more fully described on Sectional Plan No. SS176/2009, in the scheme known as MORGENHOF in respect of the land and building or buildings situate at HESTEAPARK EXTENSION 19 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE MUNICIPALITY, of which section the floor area, according to the said Sectional Plan is 58 (Fifty 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; AS HELD BY THE DEFENDANT BY DEED OF TRANSFER NUMBER ST70724/2010. MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE MORGENHOF HOME OWNERS ASSOCIATION. SITUATED: UNIT 36 MORGENHOF GOLF ESTATE, 6942 WELMOED STREET, HESTEAPARK EXTENSION 19, MAGISTERIAL DISTRICT: TSHWANE NORTH Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the



following: DWELLING CONSISTS OF: RESIDENTIAL, 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 2 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED), WALLS (EXTERIOR): PLASTER (ESTIMATED), WALLS (INTERIOR): PLASTER (ESTIMATED), ROOF COVERING: TILES (ESTIMATED). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 18 January 2023 and prepared by a Professional Associated Valuer: Brian Leslie Butler. The Valuer could not gain access to the property when the valuation was conducted and the inventory compiled). HELD by the DEFENDANT, JOSINA ZIYAYA MACHEL (IDENTITY NUMBER: 760416 1235 18 1) under her name under Deed of Transfer No. ST70724/2010. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3. 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/IB000023. 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

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Ave, Faerie Glen, PTA. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: 012 817 4724. Fax: 087 220 4064. Attorney Ref: SZ/ELZANNE JACOBS/IB000023.

**Case No: 44719/2021**

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

**In the matter between: FIRSTRAND BANK LIMITED Execution Creditor and EVELYN KARABO MOROLO  
Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-17, 10:00, THE ACTING SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION, PRETORIA, IN THE SUIT, A SALE WITH A RESERVE PRICE OF R450 000,00 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA ON 17 MARCH 2023 AT 10:00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE RULES OF THE AUCTION AND CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, 24 HOURS PRIOR TO THE AUCTION Certain: ERF 26928 PROTEA GLEN EXTENSION 31 TOWNSHIP REGISTRATION DIVISION I.Q THE PROVINCE OF GAUTENG HELD BY DEED OF TRANSFER NO. T49711/2016 Measuring: 300 (THREE HUNDRED) SQUARE METRES ALSO KNOWN AS: 26928 HARTS STREET, PROTEA GLEN EXTENSION 31 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 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: 1X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, 1 X W/C, The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date 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 21 days after the sale., provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff. All bidders are required to present their Identity Document together with their proof or residence for FICA compliance. All bidders are required to pay R50 000,00 (refundable) registration fee one (1) day prior to the date of the sale, EFT or bank guarantee cheque, no cash accepted, in order to obtain a buyers card. The auction will be conducted by the Acting Sheriff, Mr M T Mangaba, or his deputy.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: F COETZER/ar/KFM991.

Case No: 80776/2019

Docex: DX 136, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and JOHANNES JANSEN VAN VUUREN, First Defendant and MAGDALENA JANSEN VAN VUUREN, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-23, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG**

In terms of a judgement granted on 20 OCTOBER 2022, 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 23 MARCH 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG, to the highest bidder, subject to a reserve price of R500 000,00 (FIVE HUNDRED THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 108 RICHMOND TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER T11409/2004 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : 14 Boulogne Road, Richmond IMPROVEMENTS 1 x Entrance, 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom OUT BUILDINGS : 2 x Garages, 1 x Bedroom, 1 x 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 : 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, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, 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. 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, 2023-03-01

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F88732 / TH.

Case No: 7343/2022

Docex: DX 136, PRETORIA

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 G GOVENDER, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-22, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

In terms of a judgment granted on 7 JUNE 2022, 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 22 MARCH 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, WITHOUT RESERVE in accordance with Prayer 6 of the Court Order attached hereto dated 7 JUNE 2022 : PORTION 7 ERF 2417 MEYERSDAL EXTENSION 12 TOWNSHIP; REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING : 361 (THREE HUNDRED AND SIXTY ONE) square metres; HELD BY DEED OF TRANSFER T22752/2020 Street address : 7 MULLERS ROCK, 6 MULLER PLACE, MEYERSDAL, ALBERTON IMPROVEMENTS



Double storey duplex with Open plan Lounge / Dining Room, 1 x Kitchen, 1 x Scullery, 3 x Bedrooms, 3 x Bathrooms, 2 x Showers, 3 x Toilets 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 made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. (c) All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. (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, 2023-02-20.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / CLF12831 / TH.

**Case No: 4768/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration Number: 1962/000738/06, Execution Creditor and PETRUS JOHANNES JANSEN VAN RENSBURG, Identity Number: 780723 5040 087, First Execution Debtor and ANNESCA BOURNADETTE MOOLMAN, Identity Number: 780714 0119 083, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-23, 11:00, Sheriff Sasolburg, 20 RIEMLAND STREET, SASOLBURG**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 07 OCTOBER 2021 in terms of which the following property will be sold in execution on 23 MARCH 2023 at 11H00 by the SHERIFF SASOLBURG at the at the office of Sheriff Sasolburg, 20 RIEMLAND STREET, SASOLBURG , with a reserve price of R659 141.00: CERTAIN: ERF 11464 SASOLBURG (EXTENSION 45) DISTRICT: PARYS, PROVINCE FREE STATE IN EXTENT: 973 (NINE HUNDRED AND SEVENTY THREE) SQUARE METERS AS HELD BY: DEED OF TRANSFER NUMBER: T10183/2011 SITUATED: 40 DA GAMA STREET, SASOLBURG THE PROPERTY IS ZONED: RESIDENTIAL (NOTHING GUARANTEED) The property consists of (Not Guaranteed): MAIN BUILDING: 1 X Kitchen; 1 X Dining room; 1 X Lounge; 1 X Living Room; 4 X Bedrooms; 1 X Bathroom; OUTBUILDINGS: 1 X Garage; Fence: Pre-Cast wall; Roof: Tile. Further additional improvements: 1 X Outbuilding; 1 X Canopy. (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 Execution Creditor'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. This is a sale in execution pursuant to a judgment obtained by the above court. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Sasolburg, 20 Riemland Street, Sasolburg. The sale will be conducted at the office of Sheriff Sasolburg with auctioneer DL Segwana. 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. Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B. Fica legislation with regard to identity and address particulars. C. Payment of registration money D. Registration conditions E. Registration amount is R10 000.00 (Refundable) prior to commencement of Auction in order to obtain a Buyers card. 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 24 hours prior to the auction, at the office of the Sheriff of the High Court, SASOLBURG.

Dated at BLOEMFONTEIN, 2023-01-11.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS, EXECUTION CREDITOR'S ATTORNEY, J ELS, 104 KELLNER STREET, WESTDENE, BLOEMFONTEIN. Telephone: (051) 430 1540. Fax: (051) 448 9820. Attorney Ref: J ELS/cvdw/ISS572.

**Case No: 35598/2021**

**Docex: 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, Plaintiff and NORMAN MAGUBANE (IDENTITY NUMBER: 660111 5473 083), First Defendant and ETHEL THOKO MAGUBANE (IDENTITY NUMBER: 650912 0391 085), Second Defendant**

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

**2023-03-23, 14:00, SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD) MEYERTON**

ERF 1536 Morning Side Extension 177 Township, Registration Division I.R., Province Gauteng measuring 999 (nine hundred and ninety-nine) square meters held by Deed of Transfer No. T27340/2015, subject to the conditions therein contained and further subject to the conditions of the Villa Fiori Homeowners Association NPC, ("THE PROPERTY");

Situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng.

THE PROPERTY IS ZONED: RESIDENTIAL

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed. The property is situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng and consists of:

1 Entrance hall, 1 Lounge, 1 Dining room, 1 Living room, 1 Study, 1 Kitchen, 1 Scullery, Pantry, 4 Bedrooms, 4 Bathrooms, 1 Separate toilet and 1 Balcony. 2 Double garages and 1 Servants' quarters with 2 Bedrooms and 1 Bathroom.

The Rules of this auction are available 24 hours before the auction at the office of SHERIFF Sandton South.

SHERIFF Sandton South shall conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R50 000.00.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF Sandton South at 22 Old Pretoria Road, Unit B6 Lanzerac Office Park, Halfway House, Midrand, JOHANNESBURG. during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2022-11-08.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081 . Attorney Ref: ABSA/GUNKO.

Case No: 35598/2021

Docex: 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, Plaintiff and NORMAN MAGUBANE (IDENTITY NUMBER: 660111 5473 083), First Defendant and ETHEL THOKO MAGUBANE (IDENTITY NUMBER: 650912 0391 085), Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-23, 14:00, SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD) 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 with a reserve of R675 322.00 will be held at the office of the Sheriff, MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD) MEYERTON, on THURSDAY, 23 MARCH 2023 at 14H00 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 MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD) MEYERTON. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: ROOF: TILES ROOMS: KITCHEN, LOUNGE, DINING ROOM, 4 X BEDROOMS, 2 X BATHROOMS OUT BUILDING: 1 X TOILET, GARAGE (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 68 HENLEY ON KLIP TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 1983 (ONE THOUSAND NINE HUNDRED AND EIGHTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T45852/2002 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 68 RUGBY ROAD, HENLEY ON KLIP, MEYERTON, 1960 TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale; the balance payable against registration of transfer, a 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 the auction are available 24 hours prior to the auction at the office of the SHERIFF MEYERTON, 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD) MEYERTON. 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 registration in respect of proof of identity and address particulars; 4.3 Payment of registration deposit of R10 000.00 in cash or eft.

Dated at PRETORIA.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0312 - Email: [Attiyahh@mjs-inc.co.za](mailto:Attiyahh@mjs-inc.co.za).

Case No: 37722/2020

Docex: Docex 235 Pretoria

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED REGISTRATION NUMBER: 1962/000738/06 Execution Creditor/ Plaintiff and RUTH ELIZABETH JULIUS (IDENTITY NUMBER: 740904 0161 08 1), Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-23, 10:00, SHERIFF JOHANNESBURG NORTH at 51/ 61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg in the above action, a sale as a unit with a reserve of R140 352.97 will be held at the office of the SHERIFF JOHANNESBURG NORTH at 51/ 61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG on THURSDAY, 23 MARCH 2023 at 10H00 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 JOHANNESBURG NORTH at 51/ 61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: LOUNGE, KITCHEN, 1 X BEDROOM, 1 X BATHROOM, BRICK WALLS (EXTERIOR), PLASTER WALLS (INTERIOR), TILES ROOF COVERING. (Improvements / Inventory - Not Guaranteed) CERTAIN: A UNIT CONSISTING OF - a) SECTION NUMBER 215 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS187/1982, IN THE SCHEME KNOWN AS VILLA BARCELONA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ALBERTVILLE EXTENSION 2 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 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. T31742/2012 SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN SITUATED AT: UNIT 31/215 VILLA BARCELONA, 47 ALBERT STREET/ 69 JOHANNES ROAD, ALBERTVILLE EXTENSION 2, 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/ 61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG. 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 registration 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/ 61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0402 - Email: [Attiyahh@mjs-inc.co.za](mailto:Attiyahh@mjs-inc.co.za).

Case No: 46010/2019

Docex: 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 ROCKY VORSTER (IDENTITY NUMBER: 701121 5151 08 5), Execution Debtor/ Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-17, 10:00, SHERIFF ROODEPOORT at 182 PROGRESS ROAD LINDHAVEN ROODEPOORT**

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 R383 857.09 will be held at the office of the SHERIFF ROODEPOORT at 182 PROGRESS ROAD LINDHAVEN ROODEPOORT on FRIDAY, 17 MARCH 2023 at 10H00 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 ROODEPOORT at 182 PROGRESS ROAD LINDHAVEN ROODEPOORT. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: 1 X LOUNGE (ESTIMATE), 1 X DINING ROOM (ESTIMATE), 1 X KITCHEN (ESTIMATE), 3 X BEDROOMS (ESTIMATE), 1 X BATHROOM (ESTIMATE). OUT BUILDING: 1 X STORE TYPE SITE IMPROVEMENTS: PALISADE FENCE WALLING, BRICK PAVING, BURGLAR PROOFING AND ELECTRIC FENCE SECURITY. (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 135 WITPOORTJIE TOWNSHIP REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG MEASURING 1190 (ONE THOUSAND ONE HUNDRED AND NINETY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T19736/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: (STAND NUMBER 135) 9 MAIN REEF ROAD, WITPOORTJIE. 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 ROODEPOORT, 182 PROGRESS ROAD LINDHAVEN ROODEPOORT. 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 ROODEPOORT situated at 182 PROGRESS ROAD LINDHAVEN ROODEPOORT. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0333 - Email: [Attiyahn@mjs-inc.co.za](mailto:Attiyahn@mjs-inc.co.za).



Case No: 8044/2020

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. (Registration No. 2001/009766/07), Applicant/Plaintiff and ISSEL: PHILLP, 1ST Respondent/Defendant and ISSEL: DANAE, 2ND Respondent/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-31, 10:00, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 128TH January 2021 and respectively in terms of which the following property will be sold in execution on 31ST MARCH 2023 at 10H00 by the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder with reserve of R300 000.00 ERF 2077 WILROPARK EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.Q., MEASURING 1 000 (One Thousand) SQUARE METRES, HELD by Deed of Transfer T29270/2002 SITUATED AT: 12 DEE DEE BROWN DR, WILROPARK EXT 9, ROODEPOORT ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 4XBEDROOMS, 2XBATHROOM, DININGROOM, 2XGARAGES, KITCHEN, PANTRY, LAUNDRY, GRANNY FLAT, TENNIS COURT, JACUZZI, BAR, PLAYROOM, SOLAR PANEL, SWIMMINGPOOL (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, ROODEPOORT NORTH. The office of the SHERIFF ROODEPOORT 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 office of the Sheriff of the High Court, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

Dated at SANDTON, 2023-01-07.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: ADeLeHunt/NK/SAHL/0556.

Case No: 29680/2019

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

**In the matter between: SAWINDU 08 (RF) (PTY) LIMITED (Registration No. 2013/222429/07), Applicant/Plaintiff and MASITHE: TSHIMANGADZO SAMUEL (ID: 650613 5931 087), Respondent/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-30, 10:00, SHERIFF VEREENIGING at 97 GENERAL HERTZOG ROAD, THREE RIVERS VEREENIGING**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 31st MAY 2022 in terms of which the following property will be sold in execution on 30th of MARCH 2023 at 10h00 by the SHERIFF VEREENIGING at 97 GENERAL HERTZOG ROAD, THREE RIVERS VEREENIGING. to the highest bidder with reserve of R550 000.00 ERF 228 PEACEHAVEN TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 2677 (TWO THOUSAND SIX HUNDRED AND SEVENTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T74228/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; (to be specially executable.) SITUATED AT: ERF 228 - 19 CONNAUGHT STREET, PEACEHAVEN, VEREENIGING ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following



information is furnished but not guaranteed: MAIN BUILDING: 3XBDEROOMS, KITCHEN, SCULLERY, LOUNGE, DININGROOM, BATHROOM, GARAGE, 2XUTILITY ROOMS, STORE ROOM, WC. (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 VEREENIGING. The offices of the Sheriff for VEREENIGING 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 R30 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 VEREENIGING at 97 GENL HERTZOG ROAD, THREE RIVERS VEREENIGING.

Dated at SANDTON, 2023-03-01.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: A De La HUNT/NK/HOU82/0194.

**Case No: 2343/2020**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LIMITED (Registration No. 2013/222429/07), Plaintiff/Applicant  
and THABETHE: PHAKAMANI EDWARD (ID: 900119 6037 088), Defendant/Respondent**

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

**2023-03-30, 10:00, SHERIFF VEREENIGING at 97 GENL HERTZOG ROAD, THREE RIVERS VEREENIGING**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 10TH JUNE 2021 in terms of which the following property will be sold in execution on 30TH MARCH 2023 at 10h00 by the SHERIFF VEREENIGING at 97 GENL HERTZOG ROAD, THREE RIVERS VEREENIGING. to the highest bidder with reserve of R150 000.00 PORTION 366 OF ERF 4203 STRETFORD EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 200 (TWO HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T42620/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, (to be specially executable.) SITUATED AT: PORTION 366, ERF 4203 - STRETFORD EXTENSION 1, STRETFORD, VEREENIGING ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, 2XBEDROOMS, BATHROOM, KITCHEN (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 VEREENIGING. The offices of the Sheriff for VEREENIGING 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 R30 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 VEREENIGING at 97 GENL HERTZOG ROAD, THREE RIVERS VEREENIGING.

Dated at SANDTON, 2023-02-01.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: A De La HUNT/NK/HOU82/0227.

**Case No: 3082/2019**

**Docex: Docex 450, Johannesburg**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), PLAINTIFF and AKGOSI STEPHEN AFRIKA (ID NO: 651218 5641 08 9), 1ST DEFENDANT and LAETICIA MACHENE AFRIKA (ID NO: 701019 0701 088), 2ND DEFENDANT**

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

**2023-03-23, 11:00, Sheriff Schweizer Reneke at The Schweizer Reneke Magistrate Court situated at 2 Botha Street, Schweizer Reneke**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 04 OCTOBER 2022 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 thereof, the undermentioned property will be put up for auction by the Sheriff Schweizer Reneke at The Schweizer Reneke Magistrate Court situated at 2 Botha Street, Schweizer Reneke on 23 March 2023 at 11H00, which is more fully described as: ? ERF 128 SCHWEIZER RENEKE TOWNSHIP REGISTRATION DIVISION H.O NORTH WEST PROVINCE MEASURING 2855 (TWO THOUSAND EIGHT HUNDRED AND FIFTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T60433/2004. (SITUATED AT 11 JACOBS STREET, SCHWEIZER RENEKE, NORTH WEST PROVINCE). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Reception 1 x Board Room 1 x Hall 1x Kitchen 1x Offices 2x Bedrooms 2x Bathrooms OUTBUILDING: 1x Store Room 2x Classrooms FLATLET: 2x Bedrooms 2x Bathrooms 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Mamusa. 2. A reserve price for the sale in execution of the immovable property is set at R831 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 guaranteed cheque or eft on the day of the sale. 5. 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 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. Should 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 Schweizer Reneke at 26 Kruger Street, Erasmus Building, Wolmaransstad, 24 hours prior to the auction. 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, 2023-01-20.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: MW LETSOALO/XT/PR4728 - Email: [Xania@timdutoit.co.za](mailto:Xania@timdutoit.co.za).

Case No: 5274/2021

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

In the matter between: **CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Execution Creditor and MARK PETER HEWETT (ID NO: 820626 5033 08 9), Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-31, 10:00, PREMISES: UNIT 25 SSTOBAGO BAY DOOR NO. 47 7529 WHALE ROCK ESTATE WESTCLIFF HERMANUS**

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 R1 050 000.00, will be held on FRIDAY, 31 MARCH 2023 at 10h00 at the PREMISES: UNIT 25 SSTOBAGO BAY DOOR NO. 47 7529 WHALE ROCK ESTATE WESTCLIFF HERMANUS. The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, HERMANUS. A UNIT CONSISTING OF: (a) Section Number 25 as shown and more fully described on Sectional Plan No. SS264/1995 in the scheme known as TOBAGO BAY, in respect of the land and building or buildings situate at HERMANUS, IN THE OVERSTRAND MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 72 (Seventy-Two) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan HELD UNDER DEED OF TRANSFER NO. ST470/2020 and subject to such conditions therein contained and that no transfer of the units (sections) may be registered without the written consent of WHALE ROCK ESTATE HOMEOWNERS ASSOCIATION (established in terms of Section 29 of Ordinance 15 of 1985) SITUATED AT UNIT 25 SS TOBAGO BAY, DOOR NO. 47, 7529 WHALE ROCK ESTATE, WESTCLIFF, HERMANUS; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- GROUND APARTMENT CONSISTS OF KITCHEN, LOUNGE, DININGROOM, 2 X BEDROOMS, BATHROOM AND COVERED PARKING BAY 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. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: SOU106/1180.

Case No: 5876/2019

Docex: 92 BLOEMFONTEIN

IN THE HIGH COURT OF SOUTH AFRICA

(FREE STATE DIVISION, BLOEMFONTEIN)

STANDARD BANK / JOHANNES MAGIEL &amp; DEBORA ELIZABETH STORM)

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED****REG NR: 1962/000738/06, Plaintiff and JOHANNES MAGIEL STORM IDENTITY NUMBER: 641129 5039 08 8, 1<sup>st</sup> Defendant and DEBORA ELIZABETH STORM, IDENTITY NUMBER: 670302 0170 08 3, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-24, 10:00, MAGISTRATE'S COURT, 20 VIRGINIA GARDENS, VIRGINIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Free State High Court, Bloemfontein) in the abovementioned suit, a sale will be held on Friday, 24th of MARCH 2023 at 10h00 at the premises MAGISTRATE'S COURT, 20 VIRGINIA GARDENS, VIRGINIA which will lie for inspection at the offices of the Sheriff for the High Court, VIRGINIA. ERF 1101 VIRGINIA DISTRICT VENTERSBURG PROVINCE FREE STATE IN EXTENT 998 (NINE HUNDRED AND NINETY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER T3894/2002 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER SITUATED AT: 11 GERANIUM AVENUE, VIRGINIA THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- OPEN PLAN LOUNGE / DINING ROOM 1 X KITCHEN 3 X BEDROOMS 1 X BATHROOMS 1 X WATER CLOSET SERVANT QUARTERS SHOWER/TOILET SWIMMING POOL CAR PORT BRICK HOUSE WITH CORRUGATED ROOF 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: 2.1 6% on the first R100 000.00 of the proceeds of the sale, 2.2 3.5% on R100 001.00 - R400 000.00, 2.3 1.5% on the balance thereof; 2.4 subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Odendaalsrus, 133 Church Street, Odendaalsrus. 3. Registration as a buyer is required subject to certain conditions: 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 with regard to identity and address particulars 3.3 Payment of registration money 3.4 Registration conditions 4. The sale will be conducted at MAGISTRATE'S COURT, 20 VIRGINIA GARDENS, VIRGINIA with auctioneers MOSIKILI BOTHATA (SNR). 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at BLOEMFONTEIN, 2023-01-16.

Attorneys for Plaintiff(s): BOKWA ATTORNEYS, 121 PRESIDENT REITZ AVENUE, WESTDENE, BLOEMFONTEIN. Telephone: 0514486369. Fax: 0514486319. Attorney Ref: S SMITH/cb/90000159. Attorney Acct: 90000159.

Case No: 37057/2021

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: NEDBANK LIMITED, PLAINTIFF and RANKOTSANE KHUTSO NTSOANE, IDENTITY NUMBER: 850726 5382 08 1, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-03-31, 11:00, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

The Sale in execution conducted in accordance with the consumer protection act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number 37057/2021 dated the 3 August 2022 and writ of attachment be sold to the highest bidder with a reserve of R670 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH AT 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 ON 31 MARCH 2023 AT 11:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH AT 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3 and will also be read out by the sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. Property: Erf 818 Theresapark Extension 2 Township,

Registration Division J.R., Province of Gauteng, Measuring 810 (Eight Hundred and Ten) Square Metres, held by Deed of Transfer no. T93931/2017 also known as: 16 Hedgehog Street, Theresapark Extension 2 Improvements: 2 Bedrooms, Bathroom, Carport, Kitchen, Living Room & 2 Other rooms

Dated at PRETORIA, 2023-02-20.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT13165.

**Case No: 46213/2018**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and PETROS ZULU, IDENTITY NUMBER 760103 5885  
08 4, 1ST DEFENDANT AND SERGIE NTUMBA, BORN ON THE 15TH OF JULY 1987, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-03-31, 11:00, 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXTENSION 3**

The Sale in execution conducted in accordance with the consumer protection act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number 46213/2018 dated the 14 NOVEMBER 2018 and writ of attachment be sold to the highest bidder with a reserve of R875 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH AT 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 ON 31 MARCH 2023 AT 11:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH AT 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 and will also be read out by the sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. Property: Erf 1916 Doornpoort Extension 1 Township, Registration Division J. R., Province of Gauteng, Measuring 803 (Eight Hundred and Three) Square Metres, held by Deed of Transfer no. T63382/2016, Subject to the conditions therein contained also known as: 742 Gambry Avenue, Doornpoort Extension 1 Improvements: inside buildings: Lounge, Dining Room, Family Room, Kitchen, 3 Bedrooms, 2 Bathrooms, outside buildings: Double Garage and Toilet, Pool, Shade Net Carport

Dated at PRETORIA, 2023-02-14.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH STREET, PRETORIA. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT12724.

**Case No: 1342/2022**

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

**In the matter between: Nedbank Limited Registration Number: 1951/000009/06, Plaintiff and LANGEBAAN VENNOOTSKAP, 1ST DEFENDANT - REG. NUMBER: 1978/002104/07 AND 7 OTHERS**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY, 10:00, Sheriff Bloemfontein West, 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN**

IN THE HIGH COURT OF SOUTH AFRICA FREE STATE DIVISION, BLOEMFONTEIN CASE NO: 1342/2022  
In the matter between:- NEDBANK LIMITED REGISTRATION NUMBER: 1951/000009/06 PLAINTIFF and LANGEBAAN VENNOOTSKAP 1ST DEFENDANT REG. NUMBER: 1978/002104/07, CHRISTIAAN JACOBUS KIRSTEIN 2ND DEFENDANT ID NUMBER: 6506085026086, JACOBUS JOHANNES GROBBELAAR 3RD DEFENDANT ID NUMBER: 6606085159083, ANTON GERHARDUS DU PLESSIS N.O. 4TH DEFENDANT ID NUMBER: 5210205024086, PIETER JACOBUS LOUW DU PLESSIS N.O. 5TH DEFENDANT ID NUMBER: 2406045029003, CHRISTIAAN JACOBUS KIRSTEIN N.O. 6TH DEFENDANT ID NUMBER: 6506085026086 CITED IN THEIR CAPACITIES AS TRUSTEES OF LAATVY TRUST TM 6228, CHRISTIAAN JACOBUS KIRSTEIN N.O 7TH DEFENDANT ID NUMBER: 6506085026086, JACOBUS JOHANNES GROBBELAAR N.O 8TH DEFENDANT ID NUMBER: 6606085159083 CITED IN THEIR CAPACITIES AS TRUSTEES OF KG TRUST 000006142007/IT614/2007. NOTICE OF SALE: AUCTION This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 13 OCTOBER 2022 in terms of which the following property will be sold in execution



on 22 MARCH 2023 at 10:00 by the Sheriff Bloemfontein West, 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN, with a Reserve Price of R3 244 622.62: CERTAIN: PORTION 4 OF ERF 3258, DISTRICT: BLOEMFONTEIN, PROVINCE FREE STATE IN EXTENT: 546 (FIVE HUNDRED AND FORTY SIX) SQUARE METERS HELD BY: DEED OF TRANSFER: T19746/2009 SITUATED: 15 BARNES STREET, BLOEMFONTEIN THE PROPERTY IS ZONED: OFFICE BUILDING (Nothing guaranteed) The subject property consists of a 3 Storey building with a reception area, 27 offices, 3 toilets, 2 kitchens, 15 carports (shade net), outer braai area, boardroom and 3 safes. (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 Execution Creditor'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 of the High Court, BLOEMFONTEIN WEST. The sale will be conducted at the office of the SHERIFF BLOEMFONTEIN WEST with auctioneer(s) CH DE WET, AJ KRUGER AND I KHAULI. 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 R45 000.00 (refundable) prior to the commencement of the Auction. 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 24 hours prior to the auction, at the office of the Sheriff Bloemfontein West, 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN.

Dated at BLOEMFONTEIN, 2023-01-12.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS, EXECUTION CREDITOR'S ATTORNEY, J ELS, 104 KELLNER STREET, WESTDENE, BLOEMFONTEIN. Telephone: (051) 430 1540. Fax: (051) 448 9820. Attorney Ref: J ELS/cvdw/IT0049.

Case No: 4391/2021

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

In the matter between: **NEDBANK LIMITED**, Registration number: 1951/000009/06, PLAINTIFF and **KIRSTEIN GROBBELAAR INCORPORATED**, Registration Number: 2011/013860/21, FIRST DEFENDANT, **CHRISTIAAN JACOBUS KIRSTEIN**, Identity Number: 650608 5026 086, SECOND DEFENDANT, **JACOBUS JOHANNES GROBBELAAR**, Identity Number: 660608 5159 083, THIRD DEFENDANT, **CHRISTIAAN JACOBUS KIRSTEIN N.O.** FOURTH, RESPONDENT, **OCKERT GERBRANDT OLIVIER N.O.**, FIFTH RESPONDENT and **DAWID DANIEL SCHEEPERS N.O.**, SIXTH RESPONDENT

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-22, 10:00, Sheriff Bloemfontein West, 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 13 OCTOBER 2022 in terms of which the following property will be sold in execution on 22 MARCH 2023 at 10:00 by the Sheriff Bloemfontein West, 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN: CERTAIN: ERF 986, LANGENHOVENPARK (EXTENSION 2) DISTRICT: BLOEMFONTEIN, PROVINCE FREE STATE IN EXTENT: 940 (NINE HUNDRED AND FORTY) SQUARE METERS HELD BY: DEED OF TRANSFER: T16413/1995 SITUATED: 13 DOT SERFONTEIN STREET, LANGENHOVENPARK THE PROPERTY IS ZONED: RESIDENTIAL (Nothing guaranteed) MAIN BUIDLING: 3 X Bedrooms; 2 X Bathrooms; 1 X Study; 1 X Kitchen; 4 X Livingrooms; OUTBUILDING: 1 X Garage; Slope - Level Locality - Good Roof - Tile Structure - Brick Design - Detached Services - Fully Age - 20 - 40 years Building Condition - Good (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 Execution Creditor'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 of the High Court, BLOEMFONTEIN WEST. The sale will be conducted at the office of the SHERIFF BLOEMFONTEIN WEST with auctioneer(s) CH DE WET, AJ KRUGER AND I KHAULI. 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 R45 000.00 (refundable) prior to the commencement of the Auction. 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 24 hours prior to the auction, at the office of the Sheriff Bloemfontein West, 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN.

Dated at BLOEMFONTEIN.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS, EXECUTION CREDITOR'S ATTORNEY, J ELS, 104 KELLNER STREET, WESTDENE, BLOEMFONTEIN. Telephone: (051) 430 1540. Fax: (051) 448 9820. Attorney Ref: J ELS/cvdw/GM0075.

**Case No: 66326/2020**

**Docex: docex 27**

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

**In the matter between: GREENHOUSE FUNDING (RF) LIMITED, Plaintiff and EMMANUEL KHUMALO, Identity Number: 680618 5704 08 1, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-28, 10H00, SHOP NO. 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW**

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 28th of MARCH 2023 AT 10H00 AT SHOP NO. 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW, to the highest bidder:ERF 2227 GLENVISTA EXTENSION 4 TOWNSHIP REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG, MEASURING 821 (EIGHT HUNDRED AND TWENTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T69373/06 SUBJECT TO THE CONDITIONS THEREIN CONTAINED PHYSICAL ADDRESS: 11 BUDACK STREET, GLENVISTA ZONING : RESIDENTIAL(NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING SINGLE STOREY FREESTANDING BRICK UNDER HARVEY TILE ROOF, CARPETS AND HARVEY TILED FLOORS, 3X BEDROOM, 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 1X PANTRY, 2X BATHROOM, 1X SHOWER, 2X TOILET, OUTBUILDING : SINGLE STOREY FREESTANDING HARVEY TILED ROOF, TILED FLOORS, 1X LOUNGE, 3X BEDROOMS, 1X SHOWER, 2X TOILET (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 24hours before the auction at the office of the Sheriff for JOHANNESBURG SOUTH, SHOP NO. 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW. The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale with either one of the following auctioneers J.A THOMAS and/or P.ORA and/or A JEGELS. 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 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 aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, JOHANNESBURG SOUTH, SHOP NO. 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW.

Dated at UMHLANGA, 2023-02-16.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705603. Attorney Ref: gre463/0001. Attorney Acct: STRAUSS DALY.

**Case No: 86620/2019**

**Docex: PH46A**

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

**In the matter between: Firststrand Finance Company Limited - Judgement Creditor and Abram Sithole - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-03-27, 10:00, 21 Hubert Street, Westgate, Johannesburg**

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 Central to the highest bidder subject to a reserve price of R120 000.00 and will be held at 21 Hubert Street, Johannesburg on 27 March 2023 at 10h00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 21 Hubert Street, Johannesburg, prior to the sale.

A Unit Consisting of:

Section No. 61 as shown and more fully described on Sectional Plan No. SS161/1983 in the scheme known as Kings Langley in respect of the land and building or buildings situate at Johannesburg Township, Local Authority: the City of Johannesburg, of which section the floor area, according to the said Sectional Plan, is 76 (Seventy 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 under Deed of Transfer No. ST66414/2007

Situated at Section 61 (Door 91) Kings Langley, 3 Paul Nel Street, Hillbrow.

Situated in the Magisterial District of Johannesburg Central.

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, Kitchen, Bedroom, Bathroom, Wc.

Outside Buildings: Parking Bay.

Sundries: None.

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-01-30.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT217172/AF/EC. Attorney Acct: Hammond Pole, Boksburg.

**Case No: 14939/2017****Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited formerly known as Firststrand National Bank SA Limited -  
Judgement Creditor and Herklars Willem Schoeman - Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-03-31, 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 subject to a reserve price of R1 500 000.00 and will be held at 182 Progress Road, Lindhaven, Roodepoort on 31 March 2023 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: Holding 11 Poortview Agricultural Holdings, Registration Division I.Q, Province of Gauteng, being 11 Phillip Road, Poortview Agricultural Holdings, Roodepoort.

Measuring: 2.0777 (Two Point Zero Seven Seven Seven) Hectares;

Held under Deed of Transfer No. T42285/1992

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: 3 Bedrooms, 2 Bathrooms, Tv/Living Room, Dining Room, Lounge, Study, Kitchen.

Outside Buildings: 2 Garages, Granny Flat, Shed/Storeroom.

Sundries: Swimming Pool.

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

Dated at Hammond Pole Attorneys, Boksburg, 2022-02-08.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT262338/AF/EC. Attorney Acct: Hammond Pole, Attorneys, Boksburg.

**Case No: 67698/2018****Docex: PH46A**

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

**In the matter between: Nedbank Limited - Judgement Creditor and Amanda Paula Rose - Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-03-28, 11:00, 614 James Crescent, Halfway House**

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 Halfway House to the highest bidder without reserve and will be held at 614 James Crescent, Halfway House on 28 March 2023 at 11h00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 614 James Crescent, Halfway House prior to the sale.

Certain: Erf 174 Halfway Gardens Extension 7 Township, Registration Division J.R., Province of Gauteng, being 18 Pigeon Street, Halfway Garden Extension 7.

Measuring: 1001 (One Thousand and One) square metres;

Held under Deed of Transfer No. T98074/2014

Situated in the Magisterial District of Halfway House. 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: 4 Bedrooms, Kitchen, 2 Bathrooms, 2 Toilets

Outside Buildings: Garage, Servant Quarters

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-01-16.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT432243/LW/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

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**Case No: 42181/2020**

**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 Naseeruddin Jappie, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-03-31, 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 North to the highest bidder subject to a reserve price of R500 000.00 and will be held on 31 March 2023 at 182 Progress Road, Lindhaven, Roodepoort at 11H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 182 Progress Road, Lindhaven, Roodepoort, prior to the sale.

Certain: Erf 1886 Florida Extension 3 Township, Registration Division I.Q., Province of Gauteng, being 130 Alexandra Street, Florida Extension 3, Roodepoort.

Measuring: 1264 (One Thousand Two Hundred And Sixty Four) Square Metres;

Held under Deed of Transfer No. T10192/2013

Situated in the Magisterial District of Roodepoort 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, Kitchen, Laundry, 4 Bedrooms, Bathroom, Seperate Toilet.

Outside Buildings: 1 Garage, Staff Quarters with 1 Staff 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, 2023-02-08.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Hammond Pole Majola Inc C/o NVG Attorneys. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT2213\BJ\LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

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Case No: 2021/26180

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Judgement Creditor and Mudaly: Mageshlan. First Judgment Debtor and Pillay: Amundharani, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 09:00, Sheriff Sandton South, Unit B6 Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 15 August 2022 in terms of which the below property will be sold in execution by the Sheriff SANDTON SOUTH on TUESDAY 28 MARCH 2023 at 09:00 at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND to the highest bidder with a court reserve of R1 115 000.00

A unit (the mortgage unit") consisting of -

(a) Section No. 1 as shown and more fully described on Sectional Plan SS 148/2005, ("the sectional plan") in the scheme known as TUGELA VILLAGE in respect of the land and buildings situate at GALLO MANOR TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 159 (ONE HUNDRED AND FIFTY NINE) SQUARE METRES in extent ("the mortgage 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 NUMBER ST87910/2007

which is certain, and is zoned as a residential property inclusive of the following: A DWELLING HOUSE WITH: LOUNGE, DININGROOM, 3X BEDROOMS, KITCHEN, 2X BATHROOMS, SHOWER, TOILET, STOREROOM

The property is situated at: UNIT 1 TUGELA VILLAGE, 13 TUGELA CRESCENT, GALLO MANOR in the magisterial district of JOHANNESBURG NORTH

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 SANDTON SOUTH at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadandFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee as required by the sheriff (refundable)
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff SANDTON SOUTH at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-02-03.

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/MAT27378/rm. Attorney Acct: Citizen

**Case No: 2019/33989**  
**Docex: 172 Johannesburg**

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

**In the application of: FirstRand Bank Limited, Plaintiff and MOFOLO PULE THOMAS, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-28, 11:00, SHERIFF'S OFFICES, 614 JAMES CRESCENT, HALFWAY HOUSE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 11TH of June 2020 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 HALFWAY HOUSE-ALEXANDRA on the TUESDAY the 28th day of MARCH 2023 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE with a reserve price of R633 739.89.

CERTAIN: SECTION NO 3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS 673/2015 IN THE SCHEME KNOWN AS THE EAGLETON APARTMENTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERAND GARDENS EXTENSION 57 TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 110 SQUARE METRES,

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. ST16/78088 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: Special Residential (not guaranteed)

The property is situated at 3 THE EAGLETON APARTMENTS, 942A NEW STREET, ERAND GARDENS EXTENSION 57, MIDRAND and consists of Lounge, Dining Room, Kitchen, Scullery, 2 Bedrooms, 1 Bathroom, 2 Showers, 2 Water Closets, 1 Out Garage and 1 Covered Patio (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 HALFWAY HOUSE situated at 614 JAMES CRESCENT, HALFWAY HOUSE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at Johannesburg, 2023-01-27.

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/89890.

**Case No: 16689/2022**  
**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 Salome Mary Mmolotsi, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-03-29, 10:00, 42 Pollock Street, Randfontein**

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 Krugersdorp Acting Sheriff Randfontein to the highest bidder subject to a reserve price of R300 000.00 and will be held at 42 Pollock Street, Randfontein on 29 March 2023 at 10H00



of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 42 Pollock Street, Randfontein, prior to the sale.

Certain :

A unit consisting of:

Section No. 65 as shown and more fully described on Sectional Plan No. SS58/2013 in the scheme known as Oasis Palms in respect of the land and building or buildings situate at Oasis Manor Township, Local Authority: Rand West City Local Municipality, of which section the floor area, according to the said Sectional Plan, is 44 (Forty 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 under deed of transfer no. ST9360/2020

Situated at Door Number 65, Unit 65 Oasis Palms, Greenstone Street, Aureus.

Situated in the Magisterial District of Randfontein.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, Bathroom.

Outside Buildings: None.

Sundries: Solar Geyser.

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, 2023-02-09.

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: MAT3767\BJ\LC. Fax: HP Ndlovu Inc, Boksburg.

**Case No: 48876/2021**

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

**In the matter between: Nedbank Limited - Judgement Creditor and Xolani Maxwane - 1st Judgement Debtor  
and Zimkitha Maxwane - 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-03-31, 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 R140 000.00 and will be held at 182 Leeuwpoot Street, Boksburg on 31 March 2023 at 09:30 of the undermentioned property of the execution debtors on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg, prior to the sale.

A Unit consisting of:

Section No. 55 as shown and more fully described on Sectional Plan No. SS359/2007 in the scheme known as Parkview in respect of the land and building or buildings situate at Klippoortje Agricultural Lots Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 45 (Fourty Five) square metres in extent;

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

Held under Deed of Transfer No. ST7723/2018

Situated at Unit 55 Parkview, 192 Soetdoring Street, Klippoortje AL

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: 2 Bedrooms, 1 Bathroom, 1 Water Closet, Kitchen, Living Room, Entrance Hall, Dining Room

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-01-24.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Vermaak & Partners Inc, Vermaak & Partners Inc, 3rd Floor, 54 On Bath, 54 On Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT447432/LW/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

**Case No: 134/2021**

**Docex: 97, Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA

[Mpumalanga Division, Middelburg (Local Seat)]

**In the matter between: ABSA Bank, Execution Creditor and RAYMOND ROMEO LOATA, ID: 550621 5801 08 6, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-03-29, 10:00, Sheriff Secunda/Highveldridge/Evander, 25 Pringle Street, Secunda**

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to orders granted by the above Honourable Court against the Judgement Debtor on respectively 28 October 2021 and 26 September 2022 in the above action. The sale in execution with a reserve price of R1 400 000.00 will be held by the Sheriff of the High Court, SECUNDA HIGHVELDRIDGE EVANDER on WEDNESDAY 29 MARCH 2023, at 10H00 at the Sheriff's Office, 25 Pringle Street, Secunda, Mpumalanga Province 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 fifteen (15) days prior to the sale at the Sheriff's Office, 25 Pringle Street, Secunda, Mpumalanga Province:

Erf 6529 Secunda Extension 19 Township, Registration Division I.S., Mpumalanga Province

Physical address: 10 Gregoire Street, Secunda X19

Measuring: 943 (nine hundred and forty-three) square meters and held by Judgment Debtor in Terms of Deed of Transfer No. T129721/1997.

The property is zoned: Residential

Improvements are: Open Sitting & Dining room, 3 Bedrooms, Kitchen, 2 Bathrooms, 1 Outside flat with 2 Bedrooms, open Kitchen and Sitting room, 1 swimming pool, 1 Lapa, 1 carport for 4 cars.

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 Thousand and One 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, 2022-12-14.

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: MAT151775/E NIEMAND/ME.

Case No: 2022/1618

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) (PTY) Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Lemosang consulting CC, First Execution Debtor and Gladstone Tebogo William Nyezi, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 11:00, 614 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 31 AUGUST 2022 in terms of which the below property will be sold in execution by the Sheriff HALFWAY HOUSE on 28 MARCH 2023 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder subject to the reserve price of R1 460 000.00.

PORTION 6 OF ERF 11 KELVIN TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 2675 (TWO THOUSAND SIX HUNDRED AND SEVENTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T47955/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Mortgaged Property")

which is certain, and is zoned as a residential property inclusive of the following:

MAIN BUILDING CONSISTING OF: 2 bedrooms, 3 bathrooms, kitchen, lounge, dining room, 1 shower, 4 toilets, entertainment room/bar, 2 baths, 4 offices, swimming pool and 4 garages - WHICH CANNOT BE GUARANTEED.

The property is situated at: 20 OLDENS WAY, KELVIN, SANDTON.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to 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 HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to [shha.online](http://shha.online) to register and participate online of the under mentioned property of the execution debtor on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House, prior to the sale.

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-02-02.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT31901. Attorney Acct: The Citizen.

Case No: 36027/2020

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 Krawe, Makhaya Martin, Judgement Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-28, 11:00, 614 James Crescent, Halfway House**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Sheriff of the High Court Halfway House-Alexandra at 614 James Crescent, Halfway House on Tuesday the 28th day of March 2023 at 11h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 2434 NOORDWYK EXTENSION 76 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING: 261 (TWO HUNDRED AND SIXTY ONE) SQUARE METRES, HELD by Deed of Transfer Number T96150/2014 and situate at 2434 PROTEA VILLAS, NOORDWYK EXTENSION 76, MIDRAND, GAUTENG, in the Magisterial District of Johannesburg North. IMPROVEMENTS: The following information is furnished in respect of the improvements. CONSTRUCTED OF BRICK WALLS AND HARVEY TILED ROOF. MAIN BUILDING: LOUNGE, DININGROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS. OUTBUILDINGS: CARPORT. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Sheriff of the High Court Halfway House-Alexandra at 614 James Crescent, Halfway House will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Halfway House-Alexandra at 614 James Crescent, Halfway House, 24 hours before the auction. 3. 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). 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction before 11h00; and 4.2 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. 4.3 Pay to the Sheriff a refundable deposit in the sum of R50 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer. 5. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Register for participation on Webcast Auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand. 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, 2023-02-27.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: S56512.

Case No: 37766/2018

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Nedbank Limited - Judgement Creditor and Osca Chauraya Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 11:00, 614 James Crescent, Halfway House**

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 Halfway House to the highest bidder subject to a reserve price of R700 000.00 and will be held at 614 James Crescent, Halfway House on 28 March 2023 at 11:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 614 James Crescent, Halfway House, prior to the sale.

Certain: Erf 1768 Noordwyk Extension 31 Township, Registration Division J.R., Province of Gauteng, being 67 Essenwood Street, Noordwyk Ext 31

Measuring: 327 (Three Hundred and Twenty Seven) square metres;

Held under Deed of Transfer No. T97253/2014

Situated in the Magisterial District of Halfway House.

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, 2 Bathrooms, Kitchen, Living Room, 1 Other

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-01-24.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT430527/LW/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

**Case No: 2022-051**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and BEVERLY AHOUISSOU (FORMERLY MALULEKE), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-28, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CORNER TREVOR STREET, GILLVIEW, JOHANNESBURG, GAUTENG PROVINCE**

CERTAIN: ERF 419 KENILWORTH TOWNSHIP, REGISTRATION DIVISION IR, THE PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T34595/2015

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: General Residential (not guaranteed)

The property is situated at 160 SHEFFIELD STREET, KENILWORTH, JOHANNESBURG SOUTH and consists of, in respect of the Main Building, 7 Bedrooms, 1 Kitchen, 2 Bathrooms and 2 Toilets. In respect of the Out Building, the property consists of 2 Bedrooms, 1 Pantry, 2 Bathrooms, 3 Toilets and 1 Storeroom (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of JOHANNESBURG SOUTH situated at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000.00 (cash) which is refundable.

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

Dated at Johannesburg, 2023-01-18.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Gauteng. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R GLOVER/MAT56117.

**Case No: 33347/2021**  
**Docex: 110 PRETORIA**

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

**In the matter between: NEDBANK LIMITED (Plaintiff) and VELENKOSINI MTHIKABANI MHLONGO (Identity number: 661230 5439 08 1) (Defendant)**

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

**2023-03-29, 10:00, The Sheriff's office, Christ Church, 820 Pretorius Street (entrance also at 813 Stanza Bopape Street) Arcadia, Pretoria**

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

(a) Section No. 8 as shown and more fully described on Sectional Plan No. SS50/2005 ("the sectional plan") in the scheme known as SILVER WILLOW VILLAGE in respect of the land and building or buildings situate at WILLOW ACRES EXT 7 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 200 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 ST16022/2020

DOMICILIUM ADDRESS: 8 HAGARI AVENUE, SELECTION PARK, SPRINGS

PHYSICAL ADDRESS: SECTION 8 SILVER WILLOW VILLAGE, 2386 SHRIKE STREET, WILLOW ACRES EXT 7, PRETORIA

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

ZONING - RESIDENTIAL

IMPROVEMENTS: 3 BEDROOMS, 2 BATHROOMS, KITCHEN, LIVING ROOM AND GARAGE

**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, 2023-02-06.

Attorneys for Plaintiff(s): VDT ATTORNEYS, CASTLE GATE OFFICES, 478 KOEDOESNEK AVENUE, WATERKLOOF RIDGE, PRETORIA. Telephone: 012-4521300. Attorney Ref: PETRUS VAN DER WALT/jp/MAT89238.



Case No: 11065/2021

Docex: Docex 23 Halfway House

IN THE MAGISTRATE'S COURT FOR  
(GAUTENG DIVISION, PRETORIA)

In the matter between: **TANDIA GARDENS BODY CORPORATE, Plaintiff and OSCAR RAMADZHIYA,**  
**Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-28, 11:00, SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 28TH day of MARCH 2023 at 11:00 by the Sheriff HALFWAY HOUSE - ALEXANDRA at 614 James Crescent, Halfway House, Midrand to the highest bidder:

Certain property consisting of-

CERTAIN: UNIT 612 in respect of the land and building or buildings known as TANDIA GARDENS

situate at TWAIN AVENUE, BUCCLEUCH of CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

MEASURING: 58 SQM (FIFTY EIGHT SQUARE METRES) in extent

HELD UNDER DEED OF TRANSFER NUMBER: ST16565/2007

ZONED: RESIDENTIAL

SITUATE AT: 612 TANDIA GARDENS, TWAIN AVENUE, BUCCLEUCH

DESCRIPTION: FIRST FLOOR; WALLS: BRICK/BLOCK; FLOORS: TILES; ROOMS: DINING ROOM, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 1 SHOWER, 1 BATH, 1 TOILET, 1 CARPORT

TERMS AND CONDITIONS

TERMS: 10% (TEN PERCENT) of the purchase price in cash on the day of sale and the balance against registration to be secured within 14 (FOURTEEN) days from date of sale by means of a Bank or Building Society guarantee.

CONDITIONS:

Auction costs payable on day of sale, calculated as follows:

(a) 6.0 percent (6%) on the first R100,000.00

(b) 3.5 percent (3.5%) on R100,001.00 to R400,000.00

(c) 1.5 percent (1.5%) on the balance of the proceeds of the sale subject to:

A maximum commission of R40,000.00 plus VAT, and

A minimum commission of R3,000.00 plus VAT.

The full Conditions of Sale may be inspected at the offices of the Sheriff of the Magistrate's Court, Randburg West at 614 James Crescent, Halfway House, Midrand.

NOTE: The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand

Dated at MIDRAND, 2023-03-01.

Attorneys for Plaintiff(s): ROBIN TWADDLE and ASSOCIATES, 1ST FLOOR, UNIT 6 CONSTANTIA PARK, 546 - 16TH ROAD, MIDRAND. Telephone: 011 347 0300. Fax: 086 598 5392. Attorney Ref: MAT11585.

Case No: 53351/2020

## 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 Kgomotso Pitseng (Identity Number: 800715 0392 08 9), 1<sup>st</sup> Defendant and Bolankau Johanna Pitseng (Identity Number: 551101 0862 08 5), 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-03-30, 10:00, Sheriff of the High Court Sheriff Pretoria Central at 246 Paul Kruger Street, Office 604, Protea Towers, Pretoria Central**

In pursuance of a judgment and warrant granted on 1 December 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 30 March 2023 at 10:00 by the Sheriff of the High Court Sheriff Pretoria Central at 246 Paul Kruger Street, Office 604, Protea Towers, Pretoria Central to the highest bidder:- CERTAIN: A UNIT CONSISTING OF: (A) SECTION NO. 24 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS372/1985, IN THE SCHEME KNOWN AS READ TOWERS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PORTION 5 OF ERF 800 PRETORIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 56 (FIFTY 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 NUMBER ST12897/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST12897/2012 SITUATED: UNIT 24, DOOR 504 READ TOWERS, 19 READ AVENUE, READ TOWERS, PRETORIA, 0132 MAGISTERIAL DISTRICT: TSHWANE CENTRAL Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL MAIN BUILDING: 1 X LIVING ROOM, 1 X KITCHEN, 1 X BEDROOM, 1 X BATHROOM, OUTBUILDING: 1 X LOCK UP GARAGE TYPE SITE IMPROVEMENTS: WALLING: FACE BRICK WALLING AND PALLISADE FENCING, PAVING: CONCRETE, SECURITY: ACCESS VIA TAG OR REMOTE CONTROL TO THE GATE (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 3 June 2021 and prepared by a Professional Valuer: Lourens Marthinus Potgieter. Access was gained to the property when the inventory was compiled.) HELD by the DEFENDANTS, KGOMOTSO PITSENG (IDENTITY NUMBER: 800715 0392 08 9) and BOLANKAU JOHANNA PITSENG (IDENTITY NUMBER: 551101 0862 08 5) under their names under Deed of Transfer No. ST12897/2012. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Pretoria Central at 1st Floor, 424 Pretorius Street, Pretoria. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: evschalkwyk@lgr.co.za, REF. EVS/JOULENE HAYWARD/IB000650, 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, 2023-03-02.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Ave, Faerie Glen, PTA. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012) 817- 4707. Fax: 086 501 6399. Attorney Ref: EVS/JOULENE HAYWARD/IB000650.

Case No: 3973/2021

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF SOWETO, HELD AT PROTEA NORTH)

**In the matter between: INTEGER MORTGAGE SPV (PTY) LIMITED, PLAINTIFF and ABEL MANO (IDENTITY NO: 721016 5687 086), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-23, 10H00, SHERIFFS OFFICE, SHERIFF SOWETO WEST, 2241 CORNER RASMENI & NKOPI STREET, PROTEA NORTH**

In pursuance of a judgment granted on the 12 July 2022 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on the 23rd MARCH 2023 at 10H00 by the Sheriff of the Magistrates Court, SOWETO WEST at THE SHERIFFS OFFICE, SHERIFF SOWETO WEST, 2241 CORNER RASMENI & NKOPI STREET, PROTEA NORTH, to the highest bidder:

Description: Erf 1164 Protea North Township, Registration Division IQ, Province of Gauteng, in extent 232 (two hundred and thirty two) square metres held by deed of transfer T39591/2002 and deed of transfer T65365/2005

Physical address: 1164 Ntonyeni Street, Protea North

Zoned: Residential

Magisterial District: Protea North

Improvements (although not guaranteed): MAIN BUILDING: 3 BEDROOMS, 1 KITCHEN, 1 LOUNGE, 1 BATHROOM, 1 GARAGE, 1 PASSAGE ROOF TILE, BRICK WALL FENCING

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% of the purchase price and auctioneer's commission + Vat thereon in cash, bank guaranteed cheque or via EFT at the time of the sale. The full Conditions of Sale and Rules of Auction shall be inspected at the SHERIFF'S OFFICE, SOWETO WEST, 2241 CORNER RASMENI & NKOPI STREET, PROTEA NORTH

Take further notice that:

1. This 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 Sheriff's office, Soweto West, 2241 CORNER RASMENI & NKOPI STREET, PROTEA NORTH
3. Registration as a buyer is 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.
4. Advertising costs at current publication rates and sale costs according to court rules apply.
5. Strict Covid 19 Government Regulations apply. We have the right to disallow persons that do not adhere to the regulations.

The office of the Sheriff for SOWETO WEST will conduct the sale.

Dated at DURBAN, 2023-01-27.

Attorneys for Plaintiff(s): KATANYA CHETTY ATTORNEYS, ATLAS HOUSE, 296 FLORENCE NIGHTINGALE DRIVE, WESTCLIFF, CHATSWORTH, C/O PRINCE KATISE ATTORNEYS, 2350 TAYLOR STREET, PROTEA NORTH. Telephone: (031) 4011-288. Fax: 0865460242. Attorney Ref: MRS CHETTY / I 308.

Case No: 26875/22

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

**In the matter between: Firststrand Bank Limited, Applicant and Maliwa Meshack Malinga, ID: 7910185545087, 1st Respondent, Ntsebeng Priscilla Malinga, ID: 8112220892082, 2nd Respondent, City of Tshwane Metropolitan Municipality, 3rd Respondent and Chateaux Marie Body Corporate, 4th Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-28, 10:00, Office of the Sheriff Pretoria South East at 1281 Church Street, Hatfield**

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 First and Second Respondents for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R252 553.00 to the highest bidder, will be held by the SHERIFF PRETORIA SOUTH EAST at 1281 CHURCH STREET, HATFIELD on 28 March 2023 at 10:00AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: (a) Section No 13 as shown and more fully described on Sectional Plan No. SS13/1986, in the scheme known as CHATEAUX MARIE in respect of the land and building or buildings situate at ERF 415 SUNNYSIDE (PTA) TOWNSHIP, Local authority : City of Tshwane Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 41 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 ST55277/17 and subject to such conditions as set out in the aforesaid deed

Situated: Unit 13 (Door 303), Chateaux Marie, 65 Plein Street, Sunnyside, Pretoria

Zoned: RESIDENTIAL

Improvements: unit consisting of lounge, kitchen, bedroom, bathroom, shower and toilet.

The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of R3000.00 plus vat.

2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. 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 purchase price being secured in terms 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 10.95% of the purchase price per month.

4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF, PRETORIA SOUTH EAST at 1281 Church Street, Hatfield. The office of the SHERIFF PRETORIA SOUTH EAST will conduct the sale.

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 refundable registration fee is payable prior to the commencement of the auction in order to obtain a buyer's card.

(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 1281 Church Street, Hatfield.

Dated at PRETORIA, 2023-02-08.

Attorneys for Plaintiff(s): RWL INC, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT5952 R THERON LVDW.

Case No: 813/2022

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

**In the matter between: Firststrand Bank Limited, Applicant and Fiona Gontse Selepe, ID 8811230285084, 1st Respondent City of Tshwane Metropolitan Municipality, 2nd Respondent and The Body Corporate of Parkhurst, 3rd Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-28, 10:00, Sheriff Pretoria South East, 1281 Church Street, Hatfield**

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 First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R260 000.00 to the highest bidder, will be held by the Sheriff Pretoria South East at 1281 Church Street, Hatfield on 28 March 2023 at 10:00 of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN: (a) Section No 16 as shown and more fully described on Sectional Plan No SS8/1980 in the scheme known as PARKHURST, in respect of the land and building or buildings situated at SUNNYSIDE (PTA) township, Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 79 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 ST10691/2019 and subject to such conditions as set out in the aforesaid deed;

SITUATED: Door No 17 (Unit 16), Parkhurst, 609 Park Street, Sunnyside, Pretoria

ZONED: RESIDENTIAL

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

The property consists of Unit consisting of lounge, kitchen, bedroom, shower and toilet and carport. The nature extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a Maximum of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.

2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or EFT on the date of the sale. 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 purchase price being secured in terms 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 12.35% of the purchase price per month.

4. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Pretoria South East, 1281 Church Street, Hatfield. The office of the sheriff Pretoria South East will conduct the sale.

Registration as 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))

b. Fica-legislation - proof of identity and address particulars

c. Payment of a refundable registration fee payable prior to the commencement of the auction in order to obtain a buyer's card.

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, 1281 Church Street, Hatfield

Dated at PRETORIA, 2023-02-08.

Attorneys for Plaintiff(s): RWL INC, Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13697/MRS R THERON/LVDW.

Case No: 4598/2021

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

**In the matter between: NEDBANK LIMITED, Plaintiff and KUNENE, SHEPHERD VUSUMUZI, 1<sup>st</sup> Defendant  
and KUNENE, MARY JANE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-24, 10:00, 50 EDWARDS AVENUE, WESTONARIA**

ERF 892 LAWLEY EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF  
GAUTENG

MEASURING 456 (FOUR HUNDRED AND FIFTY-SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T32759/2005

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF  
RIGHTS TO MINERALS which is certain and is zoned as a residential property inclusive of the following: A HOUSE  
WITH 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOMS WHICH CANNOT BE GUARANTEED.

The property is situated at: ERF 892, 5 MANTA CRESCENT, LAWLEY EXT 1 in the magisterial district of  
WESTONARIA.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00  
(One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100  
001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) to R400 000.00 (Four  
Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT,  
subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the  
purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of  
the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form  
acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21)  
days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as  
provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the SHERIFF  
WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA.

Dated at JOHANNESBURG, 2023-01-12.

Attorneys for Plaintiff(s): DRSM ATTORNEYS, BOLTON RAOD, CNR FOURTH, AVENUE, ROSEBANK.  
Telephone: (011) 447 8478. Fax: (011) 447 4159. Attorney Ref: MPONENG/133526.

Case No: 2872/20

IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CAPE DIVISION, QGBERHA)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF  
and SIMPHIWE KHAME (IDENTITY NUMBER: 821026 5956 083), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-03-30, 10H00, 7 MARDRAY COURT, 18 BAIRD ST, KARIEGA**

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, will be held by the Sheriff, UITENHAGE at 7 MARDRAY COURT, 18  
BAIRD ST, KARIEGA on 30 MARCH 2023 at 10H00 of the undermentioned property of the defendant subject to the  
conditions of sale which are available for inspection at the offices of the Sheriff Offices, UITENHAGE during office  
hours.

CERTAIN: ERF 14985 UITENHAGE

IN THE AREA OF THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF  
UITENHAGE, EASTERN CAPE PROVINCE, IN EXTENT 312 (THREE HUNDRED AND TWELVE) SQUARE  
METRES, HELD BY DEED OF TRANSFER NUMBER T25089/2014, SUBJECT TO THE CONDITIONS THEREIN  
CONTAINED.

ALSO KNOWN AS: 9 MAURITUS WAY, PORTLANDS, MITCHELLS PLAIN;

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



PROPERTY DESCRIPTION: A SINGLE FREESTANDING, BLOCK WALLS, CORRUGATED IRON ROOF, 2 BEDROOMS, KITCHEN, TOILET AND GARAGE. BOUNDARY IS FENCED WITH WIRE MESH.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff of the High Court, UITENHAGE

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 15 Days before the auction and can be inspected at the office of the Sheriff UITENHAGE at 7 MARDRAY COURT, 18 BAIRD ST, KARIOGA
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 i.r.o. proof of identity and address particulars;
  - (c) Payment of a registration fee of R10,000.00 in cash;(REFUNDABLE)
  - (d) Registration conditions
4. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at CAPE TOWN, 2023-03-23.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 107 ST GEORGES MALL, EQUITY HOUSE, 3RD FLOOR, CAPE TOWN, 8000. Telephone: 012 361 5640. Fax: 0864590842. Attorney Ref: Y ALLIE/KE/MAT65723.

**Case No: EL1147/2021**

IN THE HIGH COURT OF SOUTH AFRICA  
(East London Circuit Local Division)

**In the matter between: Nedbank Limited, Applicant and Thabo Vuyo Sikukula 1st Respondent and Noxolo Tabitha Sikukula 2nd Respondent**

**NOTICE OF SALE IN EXECUTION**

**2023-03-17, 10:00, Sheriff Office, 75 Longfellow Street, Quigney, East London**

In execution of a Judgment of the High Court of South Africa (East London Circuit Local Division) in this suit, the undermentioned immovable property of the Respondent will be sold in execution with reserve by the Sheriff of the High Court, at 75 Longfellow Street, Quigney, East London on Friday 17 MARCH 2023 at 10h00, to the highest bidder.

Property description: Erf 879 Gonubie, Buffalo City Metropolitan Municipality, Division of East London, Province of the Eastern Cape, In Extent 1 000 (one thousand) Square Metres, Held by Deed of Transfer No T5353/2007.

Street address: 13, 17th Avenue, Gonubie

Whilst nothing is guaranteed, it is understood that the property is comprised of 2 Bedrooms, 2 Bathrooms, 1 Kitchen, 2 Living rooms, and 2 Garages. The property also has an Outbuilding, comprised of 1 Bedroom, 1 Bathroom, 1 Kitchen and 1 Living Room.

The Conditions of Sale will be read out prior to the sale and may be inspected at the offices of the Sheriff of the High Court at 75 Longfellow Street, Quigney, East London.

Terms: Deposit of 10% of the purchase price in cash on the day of the sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys and to be furnished to the Sheriff within 21 days of the sale. Auctioneer's charges are payable on the day of the sale, calculated at 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on the sum of R100 001.00 to R400 000.00 and 1.5% on the balance thereof, subject to a maximum commission of R40 000.00 and a minimum of R3000.00.

DATED at EAST LONDON on this 23RD day of JANUARY 2023

BATE CHUBB & DICKSON INC., Plaintiff's Attorneys, Suite 3, Norvia House, 34 Western Avenue, Vincent, EAST LONDON. Ref: Mr J Chambers/Leoni/MAT51475.

Dated at East London, 2023-01-23.

Attorneys for Plaintiff(s): Bate Chubb & Dickson Inc., Suite 3, Norvia House, 34 Western Avenue, Vincent, East London. Telephone: (043)7014500. Attorney Ref: Mr J Chambers/Leoni/MAT51475.

**Case No: 11967/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and FRANCOIS VENTER, ID: 630903 5087 00 5, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 09:00, UNIT B6, LANZERAC OFFICE PARK, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 25 October 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, SANDTON SOUTH, on the 28 March 2023, at 09:00 at the Sheriff's office, UNIT B6, LANZERAC OFFICE PARK, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, subject to a reserve price of R1,700,000.00: CERTAIN: ERF 368 WENDYWOOD TOWNSHIP REGISTRATION DIVISION I.R; THE PROVINCE OF GAUTENG; In extent 1983 Square metres; HELD BY DEED OF TRANSFER NUMBER 054642/07 ("the Property"); also known as 73 BESSEMER STREET, WENDYWOOD the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 4 X BEDROOMS, 3 X BATHROOMS, 1 X DINING ROOM, 1 X STUDY, 1 X KITCHEN, 4 X GARAGES. 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 SANDTON SOUTH at UNIT B6, LANZERAC OFFICE PARK, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND. The Sheriff SANDTON 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 R10 000.00 in cash or 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 SANDTON SOUTH during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-01-27.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12729.

**Case No: 67487/2019**

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

**In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTH AFRICA LIMITED), Plaintiff and KWANELE MAZIBUKO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 11:00, SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**

KINDLY TAKE NOTICE that pursuant to a Judgment delivered by the High Court of South Africa, Gauteng Division, Pretoria on the 6TH OCTOBER, 2022 and a Warrant of Execution against Immovable Property a sale in Execution of the undermentioned property is to be held with a reserve of R2,172,376.88 at THE SHERIFF HALFWAY HOUSE OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE on 28TH MARCH, 2023 at 11H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE at the abovementioned address and will also be read out by the Sheriff prior to the sale in execution.

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

ERF 583 SUMMERSET EXTENSION 13 TOWNSHIP, REGISTRATION DIVISION J R PROVINCE OF GAUTENG

MEASURING: 917 (NINE HUNDRED AND SEVENTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 24581.2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SUBJECT TO A

RESTRICTION IN RESPECT OF THE TRANSFER OF ABOVE PROPERTY IN FAVOUR OF THE CARLSWALD NORTH LIFESTYLE ESTATE HOME OWNERS ASSOCIATION

KNOWN AS : 583 RUSSET BUSHWILLOW CLOSE, CARLSWALD NORTH ESTATE, MIDRAND

IMPROVEMENTS: LOUNGE, FAMILYROOM, DININGROOM, STUDY, KITCHEN, PANTRY, 4 BEDROOMS, 2 BATHROOMS, 3 SHOWERS, 4 TOILETS, DRESSINGROOM, 2 GARAGES, 2 CARPORTS, SERVANT'S QUARTERS, BATHROOM/TOILET

ZONING: Residential (the accuracy hereof not guaranteed)

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply

Registration a buyer is a pre-requisite subject to condition, inter alia

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

(b) Fica-legislation: Requirement proof of ID and residential address

(c) Payment of a Registration fee of R50 000,00 (refundable) in cash or EFT

(d) Registration condition

2. The full conditions of sale may be inspected at the offices of the Sheriff of the High court Halfway House, 614 James Crescent, Halfway House

3. The auction will be conducted by Sheriff and/or his/her duly appointed Deputy

Dated at PRETORIA, 2023-03-03.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP11780- e-mail : [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Case No: 771/2019**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF  
and MASWAZI ANDILE TYRELL GWENGULA (IDENTITY NUMBER: 821216 5877 088), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-03-31, 12:00, DANELLYN BUILDING, 12 THEALE STREET, NORTH END, GQEBERHA**

In execution of a judgment of the High Court of South Africa, Eastern Cape Local Division, Port Elizabeth, abovementioned suit, a sale with a reserve price of R145 000.00, will be held by the SHERIFF OF THE HIGH COURT PORT ELIZABETH NORTH at DANELLYN BUILDING, 12 THEALE STREET, NORTH END, GQEBERHA on FRIDAY the 31ST of MARCH 2023 at 12:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PORT ELIZABETH NORTH during office hours.

CERTAIN:

A Unit consisting of -

(a) Section Number 296 as shown and more fully described on Sectional Plan Number SS331/1994, in the scheme known as IMPALA in respect of the land and building or buildings situated at KORSTEN in the NELSON MANDELA BAY METROPOLITAN 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 BY DEED OF TRANSFER ST14389/2017 AND SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: DOOR 2, UNIT 2 (SECTION 296) IMPALA (MAROELAHOF), 1 SUTTON ROAD, SIDWELL, PORT ELIZABETH.

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

LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, TOILET.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by 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 PORT ELIZABETH NORTH, DANELLYN BUILDING, 12 THEALE STREET, NORTH END, PORT ELIZABETH, 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 PORT ELIZABETH NORTH.

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-02-09.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT55733.

Case No: 51710/2019

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF and HENDRIK DAVID VAN WYK (IDENTITY NUMBER: 650113 5122 084), 1ST DEFENDANT, ELAINE VAN WYK (IDENTITY NUMBER: 571119 0112 083), 2ND DEFENDANT & ALBERTUS BOSHOF (IDENTITY NUMBER: 560502 5216 087), 3RD DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-03-31, 11:00, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

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 R950 000.00, will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH at 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on FRIDAY the 31ST of MARCH 2023 at 11:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF TSHWANE NORTH during office hours.

CERTAIN: ERF 418 HEATHERVIEW EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION JR PROVINCE OF GAUTENG

MEASURING 398 (THREE HUNDRED AND NINETY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T93553/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF BENTLEY'S ESTATES HOMEOWNERS' ASSOCIATION NPC REGISTRATION NUMBER 2003/029438/08

ALSO KNOWN AS: HOUSE 22, BENTLEYS ESTATE, 36 MAIN STREET, HEATHERVIEW EXTENSION 21, AKASIA.

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

LOUNGE, DINING ROOM, KITCHEN, PANTRY, SCULLERY, 3 BEDROOMS, BATHROOM, SHOWER, TOILET, 2 GARAGES.

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 TSHWANE NORTH, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, 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 TSHWANE NORTH.

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-02-09.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT58192.

**Case No: 2913/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and MPHO ANDRIES LEHLOMELA (IDENTITY NUMBER: 890923 6325 084), FIRST DEFENDANT & MOHLAOLENG CALLY MZIMBA (IDENTITY NUMBER: 880626 5795 080), SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-03-31, 10:00, 43 PIET RETIEF STREET, ZEERUST**

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng, abovementioned suit, a sale with a reserve price of R300 000.00, will be held by the SHERIFF OF THE HIGH COURT ZEERUST at 43 PIET RETIEF STREET, ZEERUST on the 31ST day of MARCH 2023 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF ZEERUST during office hours.

CERTAIN: PORTION 4 OF ERF 342 ZEERUST TOWNSHIP, REGISTRATION DIVISION J.P. NORTH WEST PROVINCE

MEASURING 700 (SEVEN HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T3001/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 2 BREE STREET, ZEERUST.

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

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

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash 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 ZEERUST, 43 PIET RETIEF STREET, ZEERUST, 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 ZEERUST.

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

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

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

(c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;

(d) All bidders are required to pay R10 000.00 (Ten Thousand Rand) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card;

(e) Registration conditions.

Dated at PRETORIA, 2023-02-09.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT58297.

**Case No: 821/2020**

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 GEORGE PITSO MALOKA (IDENTITY NUMBER: 820914 5817 085), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-03-31, 11:00, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

In execution of a judgment of the High Court of South Africa, Northern Cape Division, Kimberley, in the abovementioned suit, a sale with a reserve price of R563 660.34, will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH at 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on FRIDAY the 31ST of MARCH 2023 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 TSHWANE NORTH during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO 13 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS375/2016 IN THE SCHEME KNOWN AS NORTHFIELD MANOR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AS PRETORIA NORTH TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 74 (SEVENTY FOUR) SQUARE METRES IN EXTENT; AND

(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN

HELD BY DEED OF TRANSFER NUMBER ST49412/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFOREDAID DEED

ALSO KNOWN AS: 13 NORTHFIELD MANOR ESTATE, 218 EMILY HOBHOUSE STREET, PRETORIA NORTH.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM

WALLS: BRICK/PLASTER/PAINT

ROOF: CLAY TILE.

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 TSHWANE NORTH, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 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 TSHWANE NORTH.

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2022-10-07.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CN/MAT63208.

**Case No: 22873/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and ALPHEUS MATSEMELA MOTSEPE (IDENTITY NUMBER: 691125 5921 084), FIRST DEFENDANT & DAISY MPOTI SENKGOBENG MOTSEPE (IDENTITY NUMBER: 721215 0804 080), SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-03-31, 11:00, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

ERF 1536 Morning Side Extension 177 Township, Registration Division I.R., Province Gauteng measuring 999 (nine hundred and ninety-nine) square meters held by Deed of Transfer No. T27340/2015, subject to the conditions therein contained and further subject to the conditions of the Villa Fiori Homeowners Association NPC, ("THE PROPERTY");

Situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng.

THE PROPERTY IS ZONED: RESIDENTIAL

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed. The property is situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng and consists of:

1 Entrance hall, 1 Lounge, 1 Dining room, 1 Living room, 1 Study, 1 Kitchen, 1 Scullery, Pantry, 4 Bedrooms, 4 Bathrooms, 1 Separate toilet and 1 Balcony. 2 Double garages and 1 Servants' quarters with 2 Bedrooms and 1 Bathroom.

The Rules of this auction are available 24 hours before the auction at the office of SHERIFF Sandton South.

SHERIFF Sandton South shall conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R50 000.00.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF Sandton South at 22 Old Pretoria Road, Unit B6 Lanzerac Office Park, Halfway House, Midrand, JOHANNESBURG. during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2022-11-08.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CN/MAT63467.

Case No: 22873/2020

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and ALPHEUS MATSEMELA MOTSEPE (IDENTITY NUMBER: 691125 5921 084), FIRST DEFENDANT & DAISY MPOTI SENKGOBENG MOTSEPE (IDENTITY NUMBER: 721215 0804 080), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-03-31, 11:00, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

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 R1 155 000.00, will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH at 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on FRIDAY the 31ST of MARCH 2023 at 11:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF TSHWANE NORTH during office hours.

CERTAIN: ERF 1080 CHANTELLE EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 1081 (ONE THOUSAND AND EIGHTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER T28023/2019

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

ALSO KNOWN AS: 49 CLIVE STREET, CHANTELLE EXTENSION 8, AKASIA, PRETORIA.

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

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

OUTBUILDING: 2 GARAGES, BEDROOM, BATHROOM

COTTAGE: BEDROOM, 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 TSHWANE NORTH, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 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 TSHWANE NORTH.

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2022-10-07.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CN/MAT63467.

Case No: 56530/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and AARON NTJANYANA (IDENTITY NUMBER: 680711 5548 085), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-03-29, 09:00, NO 5 2ND AVENUE (cnr STATION ROAD), ARMADALE (known as Viking)**

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 LENASIA at NO 5 2ND AVENUE (cnr STATION ROAD), ARMADALE (known as Viking) on WEDNESDAY the 29TH day of MARCH 2023 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 LENASIA during office hours.

CERTAIN: ERF 873 ZAKARIYYA PARK EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG

MEASURING 400 (FOUR HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T99361/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 873/30 ORIGANIUM CRESCENT, ZAKARIYYA PARK EXTENSION 4.

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

LOUNGE/DINING ROOM, KITCHEN, BATHROOM, ROOMS UNKNOWN.

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 LENASIA, NO 5 2ND STREET (cnr STATION ROAD), ARMADALE, 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 LENASIA.

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 R50 000.00 (Fifty Thousand Rand) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2022-10-12.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT63518.

Case No: 50052/2021

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 BRONWYN MICHELLE RYAN (IDENTITY NUMBER: 810419 0057 085), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-03-28, 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, a sale subject to a reserve price of R993 300.42, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD cnr TREVOR STREET, GILLVIEW on TUESDAY the 28TH day of MARCH 2023 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 JOHANNESBURG SOUTH during office hours.

CERTAIN: ERF 567 FOREST HILL TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER T36186/2020

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

ALSO KNOWN AS: 95 GANTNER STREET, FOREST HILL, JOHANNESBURG.

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

MAIN BUILDING: SINGLE STOREY, FREESTANDING, LOUNGE, DINING ROOM, STUDY, 7 BEDROOMS, KITCHEN, 3 BATHROOMS, 2 TOILETS

OUTBUILDING: SINGLE STOREY, SEMI-ATTACHED, LOUNGE, 1, BEDROOM, KITCHEN, 1 BATHROOM, 1 TOILET

WALLS: BRICK

ROOF: CORRUGATED IRON.

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 JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD cnr TREVOR STREET, GILLVIEW 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 JOHANNESBURG SOUTH.
  3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
    - (a) Directive of the Consumer Protection Act 68 of 2008 (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 R50 000.00 (Fifty Thousand Rand) by EFT that must reflect in the Sheriff's account prior to the sale;
    - (d) Registration conditions: no persons will be allowed on the premises if they are not registered for FICA and CPA;
    - (e) Advertising costs at current publication rates and sale costs according to Court rules, apply;
    - (f) The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale with auctioneers JA THOMAS and/or ORA and/or A JEGELS;
    - (g) The Purchaser shall pay to the sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the day of the sale.
- Dated at PRETORIA, 2023-02-06.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT71130.

**Case No: 61763/2021**

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 MBALI NGWENYA (IDENTITY NUMBER: 790227 0564 081), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R1 840 000.00, will be held by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY the 28TH of MARCH 2023 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 HALFWAY HOUSE during office hours.

CERTAIN: PORTION 1 OF HOLDING 334 GLEN AUSTIN AGRICULTURAL HOLDINGS EXTENSION 1, REGISTRATION DIVISION J.R. GAUTENG PROVINCE

MEASURING 8565 (EIGHTY THOUSAND FIVE HUNDRED AND SIXTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T1598/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: STAND 334, 86 BELVEDERE ROAD, GLEN AUSTIN AGRICULTURAL HOLDINGS EXTENSION 1 (63C GEORGE ROAD).

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

STOREY: DOUBLE/FREE STANDING

WALLS: BRICK/BLOCK

ROOF: THATCH

FLOORS: TILES, CARPETS, WOODEN FLOORING

ROOMS: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 3.5 BATHROOMS, 2 SHOWERS, 4 TOILETS, DOUBLE GARAGE, POOL

OUTBUILDING:

STOREY: SINGLE

WALLS: BRICK/BLOCK

ROOMS: LOUNGE, 1 BEDROOM, KITCHEN, 1 BATHROOM, 1 SHOWER.

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 HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE, 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 HALFWAY HOUSE.

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 R50 000.00 (Fifty Thousand Rand) (refundable) in cash;

(d) Registration conditions;

(e) The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

Dated at PRETORIA, 2023-02-06.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT72288.

**Case No: 2504/20**

**Docex: DOCEX 21, PORT ELIZABETH**

IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CAPE DIVISION, GQEBERHA)

**In the matter between: ABSA BANK LIMITED, EXECUTION CREDITOR and REGINOLD JAMES BOTHA, FIRST JUDGMENT DEBTOR and DANIELLE BOTHA, SECOND JUDGMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION**

**2023-03-24, 12:00, Sheriff's Office, Danellyn Building, 12 Theale Street, North End, Gqeberha**

In pursuance of a Judgment of the above Honourable Court dated 30 NOVEMBER 2021 and the Warrant of Execution dated 28 JANUARY 2022, the following properties will be sold, voetstoots, in execution subject to a reserve price of R280 000.00 in respect of each property, and in terms of the Order of the above Honourable Court dated 30 November 2021, to the highest bidder on FRIDAY, 24 MARCH 2023 at 12h00 at the Sheriff's Office, Danellyn Building, 12 Theale Street, North End, Gqeberha:

ERF 861 SWARTKOPS, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, EASTERN CAPE PROVINCE

Measuring 465 (FOUR HUNDRED AND SIXTY FIVE) Square Metres

Situate at 1 STATION STREET, SWARTKOPS, GQEBERHA

The following improvements on the property is reported, though in this respect nothing is guaranteed:

Property was damaged by a fire and dwelling is uninhabitable AND

ERF 862 SWARTKOPS, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, EASTERN CAPE PROVINCE

Measuring 981 (NINE HUNDRED AND EIGHTY ONE) Square Metres

Situate at 2 STATION STREET, SWARTKOPS, GQEBERHA

The following improvements on the property is reported, though in this respect nothing is guaranteed:

Lounge, Kitchen, 3 Bedrooms and a Bathroom whilst the outbuildings consist of a flat/cottage consisting of a Lounge, Kitchen, 3 Bedrooms and a Bathroom

Held by Title Deed No T44362/08

Magisterial District of GQEBERHA

The full Conditions of Sale may be inspected prior to the date of sale at the office of the Sheriff for the High Court, Gqeberha North, Danellyn Building, 12 Theale Street, North End, Gqeberha.

Material conditions of sale:

The purchase price will be payable by means of a deposit of 10% and the balance against transfer to be secured by a bank guarantee, to be approved by the Execution Creditor's attorney, to be furnished within twenty-one (21) days of the date of the sale.

The Purchaser shall pay the following Sheriff's commission on the date of sale:

- 6% on the first R100 000.00 of the proceeds of the sale; and
- 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 in total plus VAT and a minimum of R3 000.00 plus VAT.

Dated at GQEBERHA, 2023-01-24.



Attorneys for Plaintiff(s): McWILLIAMS & ELLIOTT INC, 152 CAPE ROAD, MILL PARK, GQEBERHA.  
Telephone: 041 – 5821250. Fax: 041 - 3730407. Attorney Ref: M MARAIS/Lulene/85604.

**Saak No: 23317/2017**

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: ABSA BANK BEPERK (Eiser) en NORBERT KETZER (Verweerder)**

EKSEKUSIEVEILING

**2023-03-28, 10:00, by die perseel te Eenheid 18 (Deur 7), Gardens Lodge, Incolm Place 4, Kaapstad**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 27 Maart 2018, sal die ondervermelde onroerende eiendom op DINSDAG 28 MAART 2023 om 10:00 by die eenheid te Eenheid 18 (Deur 7), Gardens Lodge, Incolm Place 4, Kaapstad, Western Cape in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R1 250 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: (1) (a) Deelnr 18 soos aangetoon en vollediger beskryf op Deelplan Nr SS28/1989 in die skema bekend as GARDENS LODGE ten opsigte van die grond en gebou of geboue geleë te KAAPSTAD, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie van welke deel die vloeroppervlakte, volgens voormelde deelplan 76 vierkante meter groot is; en (b) 'n onverdeelde aandeel in die gemeenskaplike eiendom in die skema, aan genoemde deel toegedeel ooreenkomstig die deelnemingskwota soos op genoemde deelplan aangeteken, gehou kragtens Transportakte nr ST1593/1989. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 2 sitkamers, 1 slaapkamer, badkamer en aparte kamer met toilet en badkamer: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Kaapstad Wes.(verw. N N Ntsibantu; tel. 021 007 4636)

Gedateer te: TYGERVALLEI, 2023-01-30.

Prokureur(s) vir Eier(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/MH/A4587.

**Saak No: 23317/2017**

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: ABSA BANK BEPERK (Eiser) en NORBERT KETZER (Verweerder)**

EKSEKUSIEVEILING

**2023-03-28, 2023-03-28, by die perseel te Eenheid 15 (Deur 9), Gardens Lodge, Incolm Place 4, Kaapstad**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 27 Maart 2018, sal die ondervermelde onroerende eiendom op DINSDAG 28 MAART 2023 om 10:00 by die eenheid te Eenheid 15 (Deur 9), Gardens Lodge, Incolm Place 4, Kaapstad, Western Cape in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R1 200 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: (1) (a) Deelnr 15 soos aangetoon en vollediger beskryf op Deelplan Nr SS28/1989 in die skema bekend as GARDENS LODGE ten opsigte van die grond en gebou of geboue geleë te KAAPSTAD, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie van welke deel die vloeroppervlakte, volgens voormelde deelplan 70 vierkante meter groot is; en (b) 'n onverdeelde aandeel in die gemeenskaplike eiendom in die skema, aan genoemde deel toegedeel ooreenkomstig die deelnemingskwota soos op genoemde deelplan aangeteken, gehou kragtens Transportakte nr ST1593/1989. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 2 slaapkamers, kombuis, eetkamer/sitkamer, en badkamer: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Kaapstad Wes.(verw. N N Ntsibantu; tel. 021 007 4636)

Gedateer te: TYGERVALLEI, 2023-01-30.

Prokureur(s) vir Eier(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/MH/A4587.

Saak No: 23317/2017

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)In die saak tussen: **ABSA BANK BEPERK (Eiser) en NORBERT KETZER (Verweerder)**

EKSEKUSIEVEILING

**2023-03-28, 10:00, by die perseel te Eenheid 14 (Deur 8), Gardens Lodge, Incolm Place 4, Kaapstad**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 27 Maart 2018, sal die ondervermelde onroerende eiendom op DINSDAG 28 MAART 2023 om 10:00 by die eenheid te Eenheid 14 (Deur 8), Gardens Lodge, Incolm Place 4, Kaapstad, Western Cape in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R1 800 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: (1) (a) Deelnr 14 soos aangetoon en volledig beskryf op Deelplan Nr SS28/1989 in die skema bekend as GARDENS LODGE ten opsigte van die grond en gebou of geboue geleë te KAAPSTAD, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie van welke deel die vloeroppervlakte, volgens voormelde deelplan 143 vierkante meter groot is; en (b) 'n onverdeelde aandeel in die gemeenskaplike eiendom in die skema, aan genoemde deel toegedeel ooreenkomstig die deelnemingskwota soos op genoemde deelplan aangeteken, gehou kragtens Transportakte nr ST1593/1989. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 1 slaapkamer, badkamer met toilet en jacuzzi: Tien persent (10%) van die koopprijs moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprijs is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Kaapstad Wes.(verw. N N Ntsibantu; tel. 021 007 4636)

Gedateer te: TYGERVALLEI, 2023-01-30.

Prokureur(s) vir Eier(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/MH/A4587.

Saak No: 23317/2017

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)In die saak tussen: **ABSA BANK BEPERK (Eiser) en NORBERT KETZER (Verweerder)**

EKSEKUSIEVEILING

**2023-03-28, 10:00, by die perseel te Eenheid 18 (Deur 7), Gardens Lodge, Incolm Place 4, Kaapstad**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 27 Maart 2018, sal die ondervermelde onroerende eiendom op DINSDAG 28 MAART 2023 om 10:00 by die eenheid te Eenheid 18 (Deur 7), Gardens Lodge, Incolm Place 4, Kaapstad, Western Cape in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R1 250 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: (1) (a) Deelnr 18 soos aangetoon en volledig beskryf op Deelplan Nr SS28/1989 in die skema bekend as GARDENS LODGE ten opsigte van die grond en gebou of geboue geleë te KAAPSTAD, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie van welke deel die vloeroppervlakte, volgens voormelde deelplan 76 vierkante meter groot is; en (b) 'n onverdeelde aandeel in die gemeenskaplike eiendom in die skema, aan genoemde deel toegedeel ooreenkomstig die deelnemingskwota soos op genoemde deelplan aangeteken, gehou kragtens Transportakte nr ST1593/1989. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 2 sitkamers, 1 slaapkamer, badkamer en aparte kamer met toilet en badkamer: Tien persent (10%) van die koopprijs moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprijs is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Kaapstad Wes.(verw. N N Ntsibantu; tel. 021 007 4636)

Gedateer te: TYGERVALLEI, 2023-01-30.

Prokureur(s) vir Eier(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/MH/A4587.

Saak No: 23317/2017

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

In die saak tussen: **ABSA BANK BEPERK (Eiser) en NORBERT KETZER (Verweerder)**

EKSEKUSIEVEILING

**2023-03-28, 10:00, by die perseel te Eenheid 15 (Deur 9), Gardens Lodge, Incolm Place 4, Kaapstad**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 27 Maart 2018, sal die ondervermelde onroerende eiendom op DINSDAG 28 MAART 2023 om 10:00 by die eenheid te Eenheid 15 (Deur 9), Gardens Lodge, Incolm Place 4, Kaapstad, Western Cape in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R1 200 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: (1) (a) Deelnr 15 soos aangetoon en vollediger beskryf op Deelplan Nr SS28/1989 in die skema bekend as GARDENS LODGE ten opsigte van die grond en gebou of geboue geleë te KAAPSTAD, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie van welke deel die vloeroppervlakte, volgens voormelde deelplan 70 vierkante meter groot is; en (b) 'n onverdeelde aandeel in die gemeenskaplike eiendom in die skema, aan genoemde deel toegedeel ooreenkomstig die deelnemingskwota soos op genoemde deelplan aangeteken, gehou kragtens Transportakte nr ST1593/1989. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 2 slaapkamers, kombuis, eetkamer/sitkamer, en badkamer: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Kaapstad Wes.(verw. N N Ntsibantu; tel. 021 007 4636)

Gedateer te: TYGERVALLEI, 2023-01-30.

Prokureur(s) vir Eier(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/MH/A4587.

Case No: 4054/2020

Docex: 3

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

In the matter between: **NEDBANK LIMITED, Plaintiff and TSEKO CHARLES NTHUTHE (IDENTITY NUMBER: 760614 5418 080), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-23, 08:00, THE SHERIFF'S OFFICES, 20 RIEMLAND STREET, SASOLBURG**

In pursuance of judgments of the above Honourable Court dated 25/01/2021 and 27/02/2022 respectively, and a Writ for Execution, the following property will be sold in execution on 23 MARCH 2023 at 08:00 at THE SHERIFF'S OFFICES, 20 RIEMLAND STREET, SASOLBURG.

CERTAIN: ERF 96 DENEYSVILLE, DISTRICT HEILBRON, FREE STATE PROVINCE (ALSO KNOWN AS 9 LIBERTY STREET, DENEYSVILLE, FREE STATE PROVINCE, MEASURING: 1279 SQUARE METRES HELD: BY DEED OF TRANSFER NR T5952/2016 (SUBJECT TO THE CONDITIONS THEREIN CONTAINED) CONSISTING OF: A HOUSE ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF 1 x BATHROOM, 1 x LOUNGE, 1 x DININGROOM, 1 x KITCHEN, 3 x BEDROOMS, PRE-CAST FENCE, GALVANIZED IRON ROOF. (NOT GUARANTEED)

The Purchaser shall pay VAT and a deposit of 10% of the purchase price in cash on the day of the sale, the balance against transfer, to be secured by a bank or building society guarantee, to be approved by the Execution Creditor's attorney, to be furnished to the said Sheriff within TWENTY (20) days after the date of the Sale. The conditions of sale will lie open for inspection during business hours at the Offices of the SHERIFF FOR THE HIGH COURT, 20 RIEMLAND STREET, SASOLBURG. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF FOR THE HIGH COURT, 20 RIEMLAND STREET, SASOLBURG, PROVINCE FREE STATE.

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

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

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

3.Payment of registration monies.

4.Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, 20 RIEMLAND STREET, SASOLBURG, will conduct the sale with auctioneer DAVID SEGWANA.

Dated at BLOEMFONTEIN, 2023-02-06.

Attorneys for Plaintiff(s): MCINTYRE & VAN DER POST INC., 12 BARNES STREET, WESTDENE BLOEMFONTEIN. Telephone: 051-5050200. Fax: 08627052191. Attorney Ref: PH HENNINGE/CN096 e-mail: [maria@mcintyre.co.za](mailto:maria@mcintyre.co.za). Attorney Acct: 00000001

**Case No: 189/2020**

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  
WAYNE RICHARD GELDERBLOEM (Judgment Debtor)**

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

**2023-03-28, 10:00, at the Sheriff's Office, 23 Langverwacht Road, Klipdam, Kuils River**

In pursuance of a judgment granted by this Honourable Court on 29 January 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court Kuils River South at the Sheriff's Office, 23 Langverwacht Road, Klipdam, Kuils River on TUESDAY, 28 MARCH 2023 at 10H00, subject to a reserve price of R 517 724.00, to the highest bidder.

The rules of the auction and the Conditions of Sale may be inspected during office hours at the sheriff's office at 23 Langverwacht Road, Kuils River (Tel: 021 905 7450) 24 hours prior to the sale in execution.

The auction will be conducted by the Sheriff: MRS EE CARELSE, or her Deputy Sheriff: MRS H COMBRINK.

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

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

Erf 26887 Blue Downs, in the City of Cape Town, Division Stellenbosch, Province of the Western Cape, in extent 153 square metres held by Deed of Transfer No. T49252/2016, also known as 18 Swordweed Street, Bardale Village, Blue Downs, Cape Town, Western Cape, subject to the conditions contained in the title deed and subject further to the condition that the property may not be transferred without the written consent of the Sunflax Street Homeowners Association.

IMPROVEMENTS (not guaranteed): 2 Bedrooms, Bathrooms, Kitchen/Livingroom.

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 Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. The Purchasers shall pay a deposit

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

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

5.2 FICA-legislation: Requirement of proof of ID and residential address and other.

5.3 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.

5.4 Sheriff's registration conditions.

Dated at CAPE TOWN, 2023-03-02.

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/M28322.

**Case No: 21967/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and  
MTHOKOZISI AUBREY NKABINDE (Judgment Debtor)**

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

**2023-03-28, 10:00, at the Sheriff's Office, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 22 July 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court, Johannesburg South at the Sheriff's Office, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Gauteng on TUESDAY, 28 MARCH 2023 at 10H00, subject to a reserve price of R550 000.00, to the highest bidder.

The Rules of the auction and full Conditions of Sale are available 24 hours before the auction at the office of the Sheriff of the High Court, Johannesburg South, Shop no 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Gauteng.

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.

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: Portion 1 of Erf 83 La Rochelle Township, Registration Division I.R, The Province of Gauteng, measuring 316 square metres held by Deed of Transfer No. T34346/2016, also known as 49 Third Street, La Rochelle, Johannesburg, Gauteng subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): A main dwelling with brick walls, corrugated iron roof and wooden floors consisting of a lounge, 2 bedrooms, bathroom and toilet. The outbuilding consists of a semi-detached dwelling with brick walls, corrugated iron roof, wooden floors, 4 bedrooms, bathroom and toilet.

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.

The Purchasers shall pay a deposit of 10% of the purchase price in cash or by way of bank guarantee cheque or eft 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 his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale.

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

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

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

(2) FICA-legislation: Requirement of proof of ID and residential address and other.

(3) Payment of a registration fee of R 50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.

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

Dated at CAPE TOWN, 2023-03-01.

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/M24922.

Case No: 21967/2019

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and  
MTHOKOZISI AUBREY NKABINDE (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-28, 10:00, at the Sheriff's Office, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 22 July 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court, Johannesburg South at the Sheriff's Office, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Gauteng on TUESDAY, 28 MARCH 2023 at 10H00, subject to a reserve price of R550 000.00, to the highest bidder.

The Rules of the auction and full Conditions of Sale are available 24 hours before the auction at the office of the Sheriff of the High Court, Johannesburg South, Shop no 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Gauteng.

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.

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: Portion 1 of Erf 83 La Rochelle Township, Registration Division I.R, The Province of Gauteng, measuring 316 square metres held by Deed of Transfer No. T34346/2016, also known as 49 Third Street, La Rochelle, Johannesburg, Gauteng subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): A main dwelling with brick walls, corrugated iron roof and wooden floors consisting of a lounge, 2 bedrooms, bathroom and toilet. The outbuilding consists of a semi-detached dwelling with brick walls, corrugated iron roof, wooden floors, 4 bedrooms, bathroom and toilet.

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.

The Purchasers shall pay a deposit of 10% of the purchase price in cash or by way of bank guarantee cheque or eft 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 his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale.

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

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

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

(2) FICA-legislation: Requirement of proof of ID and residential address and other.

(3) Payment of a registration fee of R 50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.

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

Dated at CAPE TOWN, 2023-03-01.

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/M24922.



Case No: 17987/2021

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

**In the matter between: The Standard bank of South Africa Limited, Execution Creditor and Isabelle Kabeya Ngandu, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 12:00, Door 19, Blue Ville Du Cap, Blaauwberg Road, Table View**

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold subject to a reserve price of R1,350,000.00 in execution by PUBLIC AUCTION held at DOOR 19 BLUE VILLE DU CAP, BLAAUWBERG ROAD, TABLE VIEW, to the highest bidder on 28 MARCH 2023 at 12H00:

Section 85 as shown and more fully described on Sectional Plan No SS179/1988 (157/1986) in the scheme known as HERON WATERS in respect of the land and building or buildings situate at MILNERTON, IN THE CITY OF CAPE TOWN of which section the floor area according to the said sectional plan is 91(NinetyOne) 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 ST26890/2008

Section 86 as shown and more fully described on Sectional Plan No SS179/1988 (157/1986) in the scheme known as HERON WATERS in respect of the land and building or buildings situate at MILNERTON, IN THE CITY OF CAPE TOWN of which section the floor area according to the said sectional plan is 3(Three) 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 ST26890/2008

Street address: 19 BLUE VILLE DU CAP, BLAAUWBERG ROAD, TABLE VIEW

Magisterial district: CAPE TOWN

CONDITIONS OF SALE

(1) The property will be sold in execution subject to a reserve price of R1,350,000.00 to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of The Sheriff, Cape Town North, Unit 17, Killarney Plaza, 2 Killarney Avenue, Killarney Gardens and also subject to the servitudes and conditions attaching to the property contained in the relevant Title Deed.

(2) The following information is furnished but not guaranteed:

Property is a plastered house under a tiled roof, THREE BEDROOMS, ONE BATHROOM, LOUNGE, KITCHEN, PARKING BAY, PROPERTY IS ZONED RESIDENTIAL AND IS IN A GOOD AREA BUT AVERAGE CONDITION, PROPERTY HAS BURGLAR BARS, ELECTRIC GATE AT ENTRANCE.

(3) The Purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.

(4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.

(5) This sale shall take place in accordance with the Consumer Protection Act 68 of 2008, as amended: <http://www.info.gov.za/view/Download/DownloadAction?id=99961>

(6) The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith. Everyone that intends to bid at the auction must be acquainted therewith before the auction commences.

(7) Registration as a buyer is pre-requisite subject to specific conditions, inter alia:

7.1 In accordance with the Directive of the Consumer Protection Act 68 of 2008;

7.2 FICA-legislation requirements: proof of ID and residential address;

7.3 Payment of a registration Fee of R15,000.00 in cash (refundable);

7.4 Registration conditions

Dated at Bellville, 2023-03-01.

Attorneys for Plaintiff(s): STBB, 2nd Floor, 5 High Street, Rosenpark, Bellville. Telephone: 021-9433800.  
Email: [mirandap@stbb.co.za](mailto:mirandap@stbb.co.za). Attorney Ref: ZB010633/AW/mp.

Case No: 871/2022

Docex: 18

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and  
SEREKEGO JACOBUS MOLELEKOA (ID: 7304265480086), 1<sup>st</sup> Defendant and THAKANYANE ALINAH  
MOLELEKOA (ID: 7709190422088), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-22, 10:00, Sheriff West, 6a Third Street, Arboretum, Bloemfontein**

CCERTAIN : (1) A Unit consisting of - (a) Section No. 1 as shown and more fully described on Sectional Plan No. SS173/2013, in the scheme known as PEARL JARVIS EEN in respect of the land and building or buildings situate at BLOEMFONTEIN (EXTENSION 181), MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional, is 76 (SEVENTY 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 NUMBER ST12537/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER (2) A Unit consisting of - (a) Section No. 2 as shown and more fully described on Sectional Plan No. SS173/2013, in the scheme known as PEARL JARVIS EEN in respect of the land and building or buildings situate at BLOEMFONTEIN (EXTENSION 181), MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 14 (FOURTEEN) 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 ST12537/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER. Better known as Units no 1 & 2 Pearl Jarvis Een, Jan Wilkens Street, Bayswater, Bloemfontein, Province Free State. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : LOUNGE, KITCHEN, 3X BATHROOMS, 1X BATHROOM, 1X SHOWER, 2X TOILETS, 2X CARPORTS (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 Bloemfontein East's Offices 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 Bloemfontein East. 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, 2023-02-27.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMM3486.

Case No: 376/2017

Docex: 42

IN THE HIGH COURT OF SOUTH AFRICA

(MPUMALANGA DIVISION, MIDDELBURG LOCAL COURT)

**In the matter between: ESKOM FINANCE COMPANY SOC LTD, 1ST PLAINTIFF and NQABA FINANCE 1 PTY LTD, 2ND PLAINTIFF and MOTODI ADOLPH PHASHA, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-15, 10:00, AT THE OFFICE OF THE SHERIFF MIDDELBURG, 74 SADC STREET, MIDDELBURG, 1050**

In pursuance of a Judgment in the High Court of SOUTH AFRICA MPUMALANGA DIVISION, MIDDELBURG, LOCAL SEAT on the 22 MAY 2020 and Writ of Execution issued pursuant thereto the property listed hereunder will be sold in Execution on 15 MARCH 2023 at 10:00 at THE OFFICE OF THE SHERIFF MIDDELBURG, 74 SADC STREET, MIDDELBURG, 1050 highest bidder with a reserve price of R850 000.00 (EIGHT HUNDRED AND FIFTY THOUSAND RAND)

CERTAIN: a) SECTION NO 12 AS SHOWN AND MORE FULLY DESCRIBED AS SECTIONAL PLAN NO. S41/2009, IN THE SCHEME KNOWN AS ROLA RESIDENCE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1889 MIDDELBURG TOWNSHIP, STEVE TSHWETE LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 104 (ONE HUNDRED FOUR) 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.

AS HELD BY: DEED OF TRANSFER NO. ST4797/2009

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 73 CHURCH STREET, MIDDELBURG, 1055

The following improvements are reported to be on the property, but is not guaranteed:

- 1 Lounge
- 1 Dining room
- 1 Kitchen
- 3 Bedrooms
- 1 Bathroom

THE CONDITIONS OF SALE

1. The purchase price will be payable as to a deposit in cash of 10% and the balance against transfer.

2. The rules of this auction are available 24 hours before the auction at THE OFFICE OF THE SHERIFF MIDDELBURG, 74 SADC STREET, MIDDELBURG, 1050. The auction will be conducted by the Sheriff advertising cost at current publication rate 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 in respect of proof identity and address particulars.

c) Payment of registration fee of R 10 000.00 in cash or bank guaranteed cheque / eft.

d) Registration conditions

3. The full conditions of Sale which will be read immediately prior to the sale may be inspected at THE OFFICE OF THE SHERIFF MIDDELBURG, 74 SADC STREET, MIDDELBURG, 1050.

Dated at WITBANK, 2022-12-12.

Attorneys for Plaintiff(s): MATLALA VON METZINGER ATTORNEYS, 1 LANA STREET, WITBANK NEWSBUILDING, WITBANK. Telephone: 013 6566059. Fax: 013 656 6064. Attorney Ref: WL/X401.

Case No: 3210/2018

Docex: 42

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

**In the matter between: ESKOM FINANCE COMPANY SOC LTD, 1ST PLAINTIFF and NQABA FINANCE 1 PTY LTD, 2ND PLAINTIFF and BENJAMIN MARVIN MORGAN, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-15, 10:00, AT THE OFFICE OF THE SHERIFF MIDDELBURG, 74 SADC STREET, MIDDELBURG, 1050**

In pursuance of a Judgment in the High Court of SOUTH AFRICA MPUMALANGA DIVISION, MIDDELBURG, LOCAL SEAT on the 10 JUNE 2019 and Writ of Execution issued pursuant thereto the property listed hereunder will be sold in Execution on 15 MARCH 2023 at 10:00 at THE OFFICE OF THE SHERIFF MIDDELBURG, 74 SADC STREET, MIDDELBURG, 1050 highest bidder with a reserve price of R1 300 000.00 (ONE MILLION THREE HUNDRED THOUSAND RAND)

CERTAIN: a) SECTION NO 1 AS SHOWN AND MORE FULLY DESCRIBED AS SECTIONAL PLAN NO. SS1130/2005, IN THE SCHEME KNOWN AS JANTE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 107 AERORAND TOWNSHIP STEVE TSHWETE LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 194 (ONE HUNDRED AND NINETY FOUR) 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.

AS HELD BY: DEED OF TRANSFER NO. ST6241/2012

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at SS 1 JANTE, DOOR 14A, 14 GAMKA STREET,  
AERORAND, MIDDELBURG

The following improvements are reported to be on the property, but is not guaranteed:

- 1 Lounge
- 1 Dining room
- 1 Kitchen
- 3 Bedrooms
- 1 Bathroom with Shower
- 1 Bedroom with Shower
- 2 Garage

THE CONDITIONS OF SALE

1. The purchase price will be payable as to a deposit in cash of 10% and the balance against transfer.

2. The rules of this auction are available 24 hours before the auction at THE OFFICE OF THE SHERIFF MIDDELBURG, 74 SADC STREET, MIDDELBURG, 1050. The auction will be conducted by the Sheriff advertising cost at current publication rate 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 in respect of proof identity and address particulars.

c) Payment of registration fee of R 10 000.00 in cash or bank guaranteed cheque / eft.

d) Registration conditions

3. The full conditions of Sale which will be read immediately prior to the sale may be inspected at THE OFFICE OF THE SHERIFF MIDDELBURG, 74 SADC STREET, MIDDELBURG, 1050.

Dated at WITBANK, 2022-12-12.

Attorneys for Plaintiff(s): MATLALA VON METZINGER ATTORNEYS, 1 LANA STREET, WITBANK NEWSBUILDING, WITBANK. Telephone: 013 6566059. Fax: 013 656 6064. Attorney Ref: WL/X407.

Case No: 47042/2020

Docex: DOCEX 178, PRETORIA

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

**In the matter between: GAUTENG DIVISION, PRETORIA, Plaintiff and PETRUS STEFANUS CORNELIUS  
JOHANNES VAN ZYL, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH EAST: 1281 STANZA BOPAPE STREET  
(FORMERLY KNOWN AS CHURCH STREET), HATFIELD, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 24 FEBRUARY 2022, a Warrant of Execution issued on 8 MARCH 2022, and an Order in terms of Rule 46A(9)(c) granted on 11 NOVEMBER 2022, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court PRETORIA SOUTH EAST, to the highest bidder.

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

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

ERF 2248 MORELETAPARK EXTENSION 19 TOWNSHIP, REGISTRATION DIVISION J.R., GAUTENG PROVINCE, IN EXTENT: 1 065 (ONE THOUSAND AND SIXTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER T34074/2014. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 737 WITDORING AVENUE, MORELETAPARK EXTENSION 19, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, SCULLERY, 5 BEDROOMS, 4 BATHROOMS, SEPARATE TOILET, COVERED PATIO & OUTBUILDING: 2 GARAGES, STAFF QUARTERS, STAFF BATHROOM, 2 STORE ROOMS & OTHER FACILITIES: 2 CARPORTS, COVERED PATIO, BALCONIES, SWIMMING POOL, AIR-CONDITIONING, ALARM SYSTEM

Dated at PRETORIA, 2023-01-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13317/DBS/N FOORD/CEM.

Case No: EL1170/2020

Docex: DOCEX 178, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA  
(EAST LONDON CIRCUIT LOCAL DIVISION)

**In the matter between: ABSA BANK LIMITED, Plaintiff and ANDY CARL FORD, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-31, 10:00, THE SHERIFF'S OFFICE, EAST LONDON: 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON**

In pursuance of judgments granted by this Honourable Court on 13 JULY 2021 and 6 SEPTEMBER 2022, 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 R385 000.00, by the Sheriff of the High Court EAST LONDON, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, EAST LONDON: 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. 4 (FOUR) AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS5/1985, IN THE SCHEME KNOWN AS SANTOS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT EAST LONDON, BUFFALO CITY METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 82 (EIGHTY 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 ST403/1992 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(also known as: SECTION NO. 4 SANTOS, 21 WEMBLEY DRIVE, CHISELHURST, EAST LONDON, EASTERN CAPE)

MAGISTERIAL DISTRICT: BUFFALO CITY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, BALCONY/PATIO

Dated at PRETORIA, 2023-01-19.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U23447/DBS/N FOORD/CEM.

**Case No: 24747/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and JULIAN BAIRD, 1<sup>st</sup> Defendant and CHERYL LYN BAIRD, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 11:00, THE SHERIFF'S OFFICE, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE**

In pursuance of a judgment granted by this Honourable Court on 22 MARCH 2022, 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 R550 000.00, by the Sheriff of the High Court HALFWAY HOUSE-ALEXANDRA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: 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 1 AUSTINVIEW LANDGOED TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1,0236 (ONE COMMA ZERO TWO THREE SIX) HECTARES, HELD BY DEED OF TRANSFER NO. T82390/1988, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 1 WORSKOND CIRCLE, AUSTINVIEW, MIDRAND, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: 3 BEDROOMS, BATHROOM, KITCHEN & COTTAGE: BEDROOM, BATHROOM, KITCHEN, LIVING ROOM & GARAGE, DOMESTIC ACCOMMODATION, SWIMMING POOL

TAKE FURTHER NOTICE THAT:

1. This sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.



2. The registration fee for the buyers will be R50 000.00.

Dated at PRETORIA, 2023-01-23.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: L2250/DBS/N FOORD/CEM.

**Case No: 75580/2018**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and ERIC MAABANE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-03, 11:00, THE SHERIFF'S OFFICE, CENTURION WEST: 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

In pursuance of a judgment granted by this Honourable Court on 30 MAY 2019, a Warrant of Execution issued on 3 JULY 2019, and an Order in terms of Rule 46A(8)(e) granted on 1 JULY 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R207 219.39, by the Sheriff of the High Court CENTURION WEST, to the highest bidder.

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

A UNIT CONSISTING OF -

(A) SECTION NO. 62 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS674/2014 IN THE SCHEME KNOWN AS MAGENTA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 744 MONAVONI EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 75 (SEVENTY 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. ST33941/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(also known as: UNIT 62 (DOOR 62) MAGENTA, CORNER OF RIDGE CRESCENT AND GRANITE CRESCENT, MONAVONI EXTENSION 13, CENTURION, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

HOUSE CONSISTING OF 2 BEDROOMS, BATHROOM, TV/LIVING ROOM, LOUNGE, KITCHEN, CARPORT, BRICK FENCING, FACE BRICK OUTER WALL FINISHING, TILES ROOF FINISHING AND TILES AS INNER FLOOR FINISHING

Dated at PRETORIA, 2023-01-23.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F8846/DBS/N FOORD/CEM.

Case No: 21204/2020

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, 1<sup>st</sup>  
Plaintiff and ABSA BANK LIMITED, 2<sup>nd</sup> Plaintiff and TSHEPO DAVIS TLAKA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-31, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE  
ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 7 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 R480 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

ERF 4336 THE ORCHARDS EXTENSION 24 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 315 (THREE HUNDRED AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T13236/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 30 OUBOET OBERHOLZER CRESCENT, THE ORCHARDS EXTENSION 24, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM & OUTBUILDING: DOUBLE CARPORT

Dated at PRETORIA, 2023-01-17.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U21207/DBS/N FOORD/CEM.

Case No: 60729/2021

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and GORGE DOMININGOS DA SILVA, 1<sup>st</sup> Defendant  
and SANDRA ROSARIO SANTOS D'ALMEIDA DA SILVA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 11:00, THE SHERIFF'S OFFICE, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT,  
HALFWAY HOUSE**

In pursuance of a judgment granted by this Honourable Court on 30 AUGUST 2022, 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 R2 100 000.00, by the Sheriff of the High Court HALFWAY HOUSE-ALEXANDRA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: 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 2 OF HOLDING 57 GLEN AUSTIN AGRICULTURAL HOLDINGS, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 8566 (EIGHT THOUSAND FIVE HUNDRED AND SIXTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER T90630/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS

(also known as: 169 ALLAN ROAD, GLEN AUSTIN AGRICULTURAL HOLDINGS, MIDRAND, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, 6 BEDROOMS, KITCHEN, 3 BATHROOMS, 3 SHOWERS, 3 TOILETS & ENTERTAINMENT AREA, 2 BOREHOLES, BATH & OUTBUILDINGS: 2 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET & RECEPTION, 2 BEDS

TAKE FURTHER NOTICE THAT:

1. This sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

2. The registration fee for the buyers will be R50 000.00.

Dated at PRETORIA, 2023-01-17.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U24207/DBS/N FOORD/CEM.

**Case No: 32272/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and FRIEDA MMATSEKE MACHIKA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-31, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 7 JUNE 2022, 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 R263 426.83, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

ERF 124 SOSHANGUVE-UU TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 200 (TWO HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T76058/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 124 KHAYEANE STREET, SOSHANGUVE-UU, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, TOILET, CARPORT

Dated at PRETORIA, 2023-01-05.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F10113/DBS/N FOORD/CEM.

Case No: 46955/2020

Docex: 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 VUSANI LETTWIN NKOSI, 1<sup>st</sup> Defendant and NOBAKHE NKOSI, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-31, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 29 SEPTEMBER 2022, 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 R800 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

ERF 769 THE ORCHARDS EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, IN EXTENT: 800 (EIGHT HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER T57548/2016. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 43 HARMSE AVENUE, THE ORCHARDS EXTENSION 11, AKASIA, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, STUDY, 2 KITCHENS, SCULLERY, 6 BEDROOMS, 3 BATHROOMS, SEPARATE TOILET, COVERED PATIO & OUTBUILDING: 2 GARAGES, ROOM & OTHER FACILITIES: BRAAI, CARPORT

Dated at PRETORIA, 2023-01-11.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13730/DBS/N FOORD/CEM.

Case No: 1978/2019

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF ILEMBE HELD AT KWA DUKUZA)

In the matter between: **THE BODY CORPORATE OF LA MONTAGNE, Plaintiff and WYNAND ERASMUS (ID NO: 871211 5041 00 8), 1<sup>st</sup> Defendant and CHARLOTTA ERASMUS (ID NO: 580902 0033 08 9), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 10H00, OFFICE OF THE SHERIFF FOR LOWER TUGELA, SUITE 3, PRITHVI CENTRE, 131 MAHATMA GHANDI STREET, STANGER/KWADUKUZA**

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 28 MARCH 2023 to be held at 10h00 outside the OFFICE OF THE SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GHANDI STREET, STANGER / KWA DUKUZA to the highest bidder without reserve:

DESCRIPTION:

The Execution Debtors are the registered owners of 0,004383th and 0,002193th shares respectively in the following:

A Unit consisting of:- A 8/365th share in and to:

(a) Section No. 2, as shown and more fully described on Sectional Plan No. SS277/1984 in the Scheme known as "LA MONTAGNE", in respect of land and building/s situate at Portion 528 of Lot 56 No. 931, registration

Division FU, Province of Kwazulu-Natal, Kwa dukuza Municipality, of which section the floor area according to the said sectional plan 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 under and by virtue of Deed of Transfer No. ST3267/2005 on the 26th January 2005.

ADDRESS: Unit 102 Week 27, La Montagne, 100 Compensation Beach Road, Ballito.

**IMPROVEMENTS:**

The following information is furnished but not guaranteed: 2 Bedrooms, Lounge, Kitchen, Bathroom, bar and patio (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots").

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 hours prior to the auction at the office of the Sheriff for Lower Tugela at Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger, KwaDukuza.

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

\* Directive of the Consumer Protection Act 68 of 2008 (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 in cash or bank guaranteed cheque.

\* Registration of conditions.

4. The office of the Sheriff for Lower Tugela will conduct the sale with auctioneers R. SINGH (Sheriff) and/or S. REDDY and/or S DE WIT.

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

DATED AT PINETOWN ON 10th DAY OF JANUARY 2023.

FRANCOIS MEDALIE & COMPANY, 2nd Floor, Wearcheck House, 16 School Road, Pinetown. Tel: 031 702 4315/6. Fax: 031 702 4302. Email: [shiralall@fmilegal.co.za](mailto:shiralall@fmilegal.co.za). Our ref: SH/MAT10843; C/O: MESSENGER KING, Suite 8, 143 Kingshaka Street, Stanger.

Dated at PINETOWN, 2023-02-13.

Attorneys for Plaintiff(s): FRANCOIS MEDALIE & COMPANY, 2nd FLOOR, WEARCHECK HOUSE, 16 SCHOOL ROAD, PINETOWN. Telephone: (031) 702 4315. Fax: 086 479 1960. Attorney Ref: SH/MAT10843.

**Case No: 636/2021**

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF ILEMBE HELD AT KWA DUKUZA)

**In the matter between: THE BODY CORPORATE OF LA MONTAGNE, Plaintiff and KARIN LAURINE SMITH  
(ID NO: 650412 0131 08 6), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-28, 10H00, OFFICE OF THE SHERIFF FOR LOWER TUGELA, SUITE 3, PRITHVI CENTRE, 131  
MAHATMA GHANDI STREET, STANGER/KWADUKUZA**

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 28 MARCH 2023 to be held at 10h00 outside the OFFICE OF THE SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER / KWA DUKUZA to the highest bidder without reserve:

**DESCRIPTION:**

A Unit consisting of:- A 16/365th share in and to:

(a) Section No. 10, as shown and more fully described on Sectional Plan No. SS277/1984 in the Scheme known as "LA MONTAGNE", in respect of land and building/s situate at Portion 528 of Lot 56 No. 931, registration Division FU, Province of Kwazulu-Natal, Kwa dukuza Municipality, of which section the floor area according to the said sectional plan 73 (SEVENTY 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. 30077/2000 on the 24th August 2000.

ADDRESS: Unit 110 Weeks 38 & 39, La Montagne, 100 Compensation Beach Road, Ballito.

IMPROVEMENTS:

The following information is furnished but not guaranteed: 2 Bedrooms, Lounge, Kitchen, Bathroom, bar and patio. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots").

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 hours prior to the auction at the office of the Sheriff for Lower Tugela at Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger, KwaDukuza.

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

\* Directive of the Consumer Protection Act 68 of 2008 (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 in cash or bank guaranteed cheque.

\* Registration of conditions.

4. The office of the Sheriff for Lower Tugela will conduct the sale with auctioneers R. SINGH (Sheriff) and/or S. REDDY and/or S DE WIT.

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

DATED AT PINETOWN ON 10th DAY OF JANUARY 2023.

FRANCOIS MEDALIE & COMPANY, 2nd Floor, Wearcheck House, 16 School Road, Pinetown. Tel: 031 702 4315/6. Fax: 031 702 4302. Email: [shiralall@fmilegal.co.za](mailto:shiralall@fmilegal.co.za). Our ref: SH/MAT11970; C/O: MESSENGER KING, Suite 8, 143 Kingshaka Street, Stanger.

Dated at PINETOWN, 2023-02-13.

Attorneys for Plaintiff(s): FRANCOIS MEDALIE & COMPANY, 2nd FLOOR, WEARCHECK HOUSE, 16 SCHOOL ROAD, PINETOWN. Telephone: (031) 702 4315. Fax: 086 479 1960. Attorney Ref: SH/MAT11970.

**Case No: 9833/2016**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor and KANDARUBEN MOODLEY, First Execution Debtor, TOYAJAKSHI MOODLEY, Second Execution Debtor, TOYAJAKSHI MOODLEY N.O (In her capacity as Executrix for Estate Late KANDARUBEN MOODLEY), Third Execution Debtor**

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

**2023-03-20, 09:00, 82 Trevenen Road, Lotusville, Verulam, KwaZulu-Natal**

TAKE NOTICE that in execution of a judgment by default in the above court, a sale in execution, will be held by the Sheriff for the High Court, Inanda District 2, at the 82 Trevenen Road, Lotusville, Verulam, KwaZulu-Natal on 06 February 2023 at 09H00, of the following immovable property, on conditions to be read out by the auctioneer at the time of the sale. (Registration closes @ 8h50 am): ERF 4748 VERULAM (EXTENSION NO 40) REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 188 (ONE HUNDRED AND EIGHTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T64627/2006 ("the immovable property");

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

1. The property's physical address is: 24 Coral Terrace, Trenance Park, Verulam, KwaZulu-Natal (In the Magisterial District of Durban).

2. The improvements consist of: Double Storey semi detached house, brick under tile, block under tile, 2 bedrooms, upstairs tiled with built in cupboards and 1 bedroom downstairs tiled with built in cupboards, lounge tiled, kitchen tiled with built in cupboards and consist of a stove and an oven, separate bathroom tile with was basin, cemented driveway, barbed wire fencing, burglar guards, awnings and air conditioning.

3. The town planning zoning of the property is: General Residential.

TAKE FURTHER NOTICE that:



1. This sale is a Sale in Execution pursuant to a judgment obtained in the above Honourable Court on 07 November 2017 and 06 September 2022.

2. The property shall be sold by the Sheriff for the High Court, Inanda District Two, to the highest bidder, subject to a reserve price in the amount of R380 000.00;

3. The rules of this auction is available 24 hours prior to the auction at the office of the Sheriff for Inanda District 2 at 82 Trevenen Road, Lotusville, Verulam.

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

b) FICA - to provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months)

c) Payment of Registration deposit of R10 000.00 in cash only;

d) Registration closes strictly 10 minutes prior to auction (08:50am);

e) The 10% deposit plus auction commission is payable in cash or by way of an electronic funds transfer immediately on the fall of the hammer, immediately into the Sheriff's Standard Bank trust account and immediately provide proof thereof to the satisfaction of the Sheriff;

f) Only registered bidders will be allowed into the Auction Room;

g) STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS.

5. The office of the Sheriff Inanda District 2 will conduct the sale with Auctioneers R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff).

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

Dated at Pietermaritzburg, 2023-01-12.

Attorneys for Plaintiff(s): Venns Attorneys, 30 Montrose Park Boulevard, 170 Peter Brown Drive, Victoria Country Club Estate, Montrose, Pietermaritzburg. Telephone: 0333553120. Attorney Ref: N Jooste/36217067.

**Case No: 4563/2018**

**Docex: DOCEX 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Mpumalanga Division, Middelburg)

**In the matter between: Changing Tides 17 (PTY) LTD N.O., Registration Number 2001/009766/07, Plaintiff and  
Kobie Smit, Identity No. 740602 0086 08 0, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-29, 10:00, 74 SADC Street, Middelburg**

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 29 March 2023 at 10:00 at 74 SADC STREET, MIDDELBURG, to the highest bidder to the highest bidder without reserve:

1. A unit consisting of

(a) Section No 11 as shown and more fully described on the Sectional Plan SS 140/1983 in the scheme known as MIDDELBURG HEIGHTS, in respect of the land and building or buildings situate at ERF 5109 MIDDELBURG TOWNSHIP, LOCAL AUTHORITY STEVE TSHWETE LOCAL MUNICIPALITY, of which section the floor area, according to the said sectional plan is 112 (One Hundred and Twelve) 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; and

HELD BY Deed of Transfer ST14888/2015

PHYSICAL ADDRESS: UNIT 11 (DOOR NO. 103), MIDDELBURG HEIGHTS, 50 SADC STREET, MIDDELBURG SOUTH, MIDDELBURG, MPUMALANGA

ZONING: RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A TILED ROOF FLAT ON THE FIRST FLOOR CONSISTING OF : LOUNGE, KITCHEN, 2 BEDROOMS, 2 BATHROOMS WITH TILED FLOOR, CARPORTS

(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 fund 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. The rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for SHERIFF OF THE HIGH COURT, MIDDELBURG, 74 SADC STREET, MIDDELBURG. The office of the Sheriff for SHERIFF OF THE HIGH COURT, MIDDELBURG, 74 SADC STREET, MIDDELBURG will conduct the sale with auctioneer Mr Hoosen. 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.

The full Conditions can be inspected at the offices of the Sheriff High Court, Middelburg, 74 SADC STREET, MIDDELBURG.

Dated at Umhlanga, 2022-02-06.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfoud Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: sou27/3180. Attorney Acct: T MTHEMBU / R BARNARD.

**Case No: 1513/2021**

IN THE MAGISTRATE'S COURT FOR

(THE DISTRICT OF JOHANNESBURG NORTH HELD AT ALEXANDRA)

**In the matter between: THE BODY CORPORATE OF HAZELHURST, Plaintiff and PFUNGWA MICHELLE NYAMUKACHI, 1<sup>st</sup> Defendant, STANDARD BANK OF SOUTH AFRICA LIMITED, 2<sup>nd</sup> Defendant AND CITY OF JOHANNESBURG, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-25, 11H00, SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**

The sale is subject to a reserve price of R499, 000.00.

A unit consisting of

(a) SECTION TITLE UNIT 57 BEING DOOR NUMBER 1 as shown and more fully described on Sectional Plan No 1014 / 1996 in the scheme known as HAZELHURST in respect of the land and building or buildings situated at UNIT 57 BEING DOOR NUMBER 1, HAZELHURST, 19 WHITNEY ROAD, WHITNEY GARDENS, KEW, of which section the floor area, according to the said sectional plan is 59 (Fifty 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.

IN EXTENT: 59 (FIFTY NINE) SQUARE METRES;

HELD BY: Deed of Transfer No. ST 46902 / 2007 and subject to the conditions contained therein.

MORE specifically known as UNIT 57 BEING DOOR NUMBER 1, HAZELHURST, 19 WHITNEY ROAD, WHITNEY GARDENS, KEW.

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

Property Description: The premises is a Ground Floor Unit (flat), Brick walls, Corrugated Roof, Tiled Floors, 1 Lounge, 2 Bedrooms, 1 Bathroom, 1 Kitchen, 1 Bath, and 1 Toilet.

The terms are as follows \_

1 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, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the execution creditor and to be furnished within 21 (twenty one) days from date of sale;

2 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;

3 auctioneers charges payable on the day of the sale, to be calculated as follows: 6% (Six Percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and 3.5 % (Three And A Half Percent) on R100 001.00 to R400 000.00 AND 1.5% on the balance thereof, of the proceeds of the sale, subject to a maximum commission of R40 000.00 (Forty Thousand Rand) PLUS VAT 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.

The estimated cost of advertising the auction is R6, 500.00.

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

#### RULES OF AUCTION -

A copy of the Rules of Auction is available from the offices of the Sheriff Halfway House.

#### TAKE FURTHER NOTE THAT -

1 the Notice of Sale is in accordance with the provisions of Rule 43 of the Magistrate Court Rules, 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;

2 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");

3 the sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

4 a Registration Fee of R50, 000.00 (Fifty Thousand Rand) is payable by electronic funds transfer before sale;

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

6 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).

Dated at EDENVALE, 2023-03-01.

Attorneys for Plaintiff(s): DE PINHO ATTORNEYS INC., 20A MARE ROAD, EDENVALE. Telephone: 0110579933. Attorney Ref: 387-100834.

**Case No: 3285/2020**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: NEDBANK LIMITED - EXECUTION CREDITOR and DANIEL FRANCOIS SCHOLTZ - FIRST EXECUTION DEBTOR and ELIZABETH HELENA SCHOLTZ - SECOND EXECUTION DEBTOR**

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

**2023-03-29, 10:00, The Sheriff's Office, 25 PRINGLE STREET, SECUNDA**

DESCRIPTION: ERF 1715 SECUNDA EXTENSION 2 TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA/ MEASURING 954 (NINE HUNDRED AND FIFTY FOUR) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T11280/2017 /SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN / The physical address is: 18 WOLSELEY STREET, SECUNDA

Main dwelling - residential home: A TILED ROOF / 3X BEDROOM / 2X BATHROOM / 1 XFAMILY ROOM / 1 DINING ROOM/ 1X KITCHEN / 1X LOUNGE / 1 X ENTERTAINMENT ROOM / 1 LOFT ROOM. Outside buildings - cottage: 1X BEDROOM / 1X BATHROOM / 1X LOUNGE/KITCHEN

Nothing in this regard is guaranteed. 1. The sale shall be held with a court reserve of R700 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: 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, 2023-02-15.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: M MARITZ/ NED4/0105.

**Case No: 20142/2021**

**Docex: Docex 1 Tygerberg**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division, Cape Town)

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff and Ms Yolanda Lucille Baptista, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-28, 11:00, GOODWOOD SHERIFF'S OFFICE, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 28th day of March 2023 at 11:00 at Goodwood Sheriff's Office, Unit B5, Coleman Business Park, Coleman Street, Elsies River by the Sheriff of the High Court, to the highest bidder: ERF 11780 Goodwood, situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 875 square metres, held by virtue of Deed of Transfer no. T 51189/2006 & T75645/2007, Street address: No 1 - 29th Avenue, Elnor, Elsies River

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: Lounge, Kitchen, 3 x Bedrooms, Bathroom, W/C, Carports

Reserved price: The property will be sold subject to a reserve price of R550,000.00.

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 The Sheriff Goodwood.

Dated at BELLVILLE, 2023-01-25.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Telephone: 021-918 9009. Fax: 0866116156. Attorney Ref: H CROUS/SS/FIR73/4008. Attorney Acct: MINDE SCHAPIRO & SMITH INC.

Case No: 17400/2021

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

In die saak tussen: **NEDBANK BEPERK (Eiser) en ALDRECHT THOMAS (Eerste Verweerder) en KARIN ANN THOMAS (Tweede Verweerder)**

EKSEKUSIEVEILING

**2023-03-23, 10:00, by die baljukantoor te Langverwachtweg 23, Klipdam, Kuilsrivier, Wes-Kaap**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 9 Mei 2022, sal die ondervermelde onroerende eiendom op DONDERDAG 23 Maart 2023 om 10:00 by die baljukantoor te Langverwachtweg 23, Klipdam, Kuilsrivier in eksekusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R700 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 412 Hagley, in die Stad Kaapstad, Stellenbosch Afdeling, Wes-Kaap Provinsie geleë Sparrowlaan 11, Sunbird Park; groot 471 vierkante meter; gehou kragtens Transportakte nr T41256/2015. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met sitkamer, kombuis, 3 slaapkamers, badkamer en enkel motorhuis. Betaalvoorwaardes: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Kuilsrivier-Suid (verw. E E Carelse; tel. 021 905 7450).

Gedateer te: TYGERVALLEI, 2023-01-18.

Prokureur(s) vir Eier(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/ST/N2106.

Case No: 17400/2021

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

In the matter between: **ABSA BANK LIMITED (Registration number 1986/004794/06), Plaintiff and MICHAEL VICTOR GUNKO (Identity number: 530217 5073 084), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-12-06, 09:00, 22 Pretoria Road, Lanzerac Estate, Hal fway House, Midrand, JOHANNESBURG**

ERF 1536 Morning Side Extension 177 Township, Registration Division I.R., Province Gauteng measuring 999 (nine hundred and ninety-nine) square meters held by Deed of Transfer No. T27340/2015, subject to the conditions therein contained and further subject to the conditions of the Villa Fiori Homeowners Association NPC, ("THE PROPERTY");

Situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng.

THE PROPERTY IS ZONED: RESIDENTIAL

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed. The property is situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng and consists of:

1 Entrance hall, 1 Lounge, 1 Dining room, 1 Living room, 1 Study, 1 Kitchen, 1 Scullery, Pantry, 4 Bedrooms, 4 Bathrooms, 1 Separate toilet and 1 Balcony. 2 Double garages and 1 Servants' quarters with 2 Bedrooms and 1 Bathroom.

The Rules of this auction are available 24 hours before the auction at the office of SHERIFF Sandton South.

SHERIFF Sandton South shall 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=999961>)

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

C) Payment of a Registration Fee of R50 000.00.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF Sandton South at 22 Old Pretoria Road, Unit B6 Lanzerac Office Park, Halfway House, Midrand, JOHANNESBURG. during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2022-11-08.

Attorneys for Plaintiff(s): ALAN JACOBS & ASSOCIATES, Not represented. Telephone: 083 273 8094.  
Attorney Ref: ABSA/GUNKO.

**Case No: 26901/2019**  
**Docex: DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff and Siyabonga Weyi; Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-23, 10:00, 2241 Cnr Rasmeni and Nkopi Street, Protea North**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 20 August 2022, in terms of which the following property will be sold in execution on the 23rd of March 2023 at 10h00 by the Sheriff Soweto West at 2241 Rasmeni and Nkopi Street, Protea North, to the highest bidder subject to such reserve price as set by Court in the amount of R200 000.00:

Certain Property: Erf 13507 Protea Glen Ext 13 Township, Registration Division I.Q., Gauteng Province, Measuring 250 square metres, Held under deed of Transfer No. T50079/2014

Physical Address: 49 Canary Den Street, Protea Glen Ext 13, Soweto.

Zoning: Residential

Magisterial District: Johannesburg

Improvements: The following information is furnished but not guaranteed:

3 bedrooms, 1 bathroom, kitchen, living room (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 proceeds of the sale up to a price of R100 000.00(One Hundred Thousand Rand) 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 comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Soweto West, 2241 Rasmeni and Nkopi Street, Protea North.

The Sheriff Soweto West will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended. 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 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 FICA and CPA compliant.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Soweto West, 2241 Rasmeni and Nkopi Street, Protea North, during normal office hours Monday to Friday.

Dated at RANDBURG, 2023-02-14.



Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road, Randburg. Telephone: 011 504 5300. Fax: 086 554 3902. Attorney Ref: MAT65432.

**Case No: D9491/2018**

IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited, Execution Creditor and Sharmin Virand Govindasamy, Execution Debtor and Anushka Maharaj, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-03-29, 10:00, SHERIFF UGU 2, NO. 7 CORDINER STREET, SCOTTBURGH**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which, will be put up to auction on the 29th day of MARCH 2023 at 10h00 at the SHERIFF UGU 2, NO. 7 CORDINER STREET, SCOTTBURGH consists of:

Property Description: ERF 180 SCOTTBURGH, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 584 (ONE THOUSAND FIVE HUNDRED AND EIGHTY-FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T15796/03, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN, located in the magisterial district of Umzinto;

PHYSICAL ADDRESS: 17 BAHAMA AVENUE, SCOTTBURGH SOUTH, KWAZULU- NATAL, 4180.

ZONING: SPECIAL RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a double story detached dwelling consisting of a main dwelling with: 1 lounge; 1 dining room; 1 kitchen; 2 bedrooms; 1 bathroom; 1 shower; 2 WC; 2 out garages, 1 servants, 1 laundry, 1 storeroom, 1 bathroom / WC and a second dwelling with: 1 lounge; 1 kitchen; 1 bedroom; 1 bathroom; 1 shower; 1 WC.

Nothing in this regard is guaranteed and the property is sold voetstoets.

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash or via EFT on the day of the sale. The full conditions of sale and the rules of auction may be inspected at SHERIFF UGU, NO. 7 CORDINER STREET, SCOTTBURGH.

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 Auction and Conditions of Sale is available 24 hours before the auction at the office of SHERIFF UGU 2, NO. 7 CORDINER STREET, SCOTTBURGH.

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

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

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

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

(d) Registration conditions

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

Advertising costs at current publication rates and sale costs according to the Court Rules Apply.

Purchaser to pay the sheriff a deposit of 10% of the purchase price in cash or by EFT on the day of the sale.

Balance to be paid against transfer and secured by a guarantee issued by a financial institution approved by the execution creditor or his attorney, to be furnished to the sheriff within 10 days after the sale.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions 3 and 4.

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 the date of sale.

Dated at La Lucia, 2023-02-17.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/NP/MAT14359.

**Case No: D9353/2021**

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

**In the matter between: FirstRand Bank Limited, Execution Creditor and EMMANUEL DAVID, First Execution Debtor and SAMANTHA JOANAH MARAIS DAVID, Second Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-03-28, 10:00, SHERIFF'S OFFICE CHATSWORTH BEING 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH:**

**DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE**

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on the 28th day of MARCH 2023 at 10H00 at the SHERIFF'S OFFICE CHATSWORTH BEING 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH:

Consists of:

Property Description: PORTION 312 (OF ERF 3178) OF ERF 102 CHATSWORTH REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 186 (ONE HUNDRED AND EIGHTY SIX) SQUARE METRES; HELD BY DEED OF TRANSFER NUMBER T000015101/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: 25 SHADY AVENUE, WESTCLIFF, CHATSWORTH, KWAZULU-NATAL IN THE MAGISTERIAL DISTRICT OF CHATSWORTH.

ZONING: SPECIAL RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a double story dwelling consisting of a main dwelling with: 2 bedrooms; 1 bathroom; 1 TV/living room; 1 carport; 1 kitchen; 1 laundry.

Nothing in this regard is guaranteed and the property is sold voetstoets.

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of SHERIFF CHATSWORTH AT 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH for 15 days prior to the date of sale.

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 Auction and a full advertisement is available 24 hours before the auction at the office of the SHERIFF OF CHATSWORTH AT 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH.
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 i.r.o. proof of identity and address particulars;
  - (c) Registration fee of R15 000.00 in cash;
  - (d) Registration conditions;
  - (e) Individuals wanting to attend the auction must arrive for registration before 10h00 a.m. and no persons are allowed to enter the auction room after 10h00 a.m.

(f) Individuals who purchase at the auction on behalf of the principal must produce his/her ID document at the sale.

Any person bidding for a property on behalf of another person or body is required by law to produce such person or body's written authorisation to do so. Such Power of Attorney is to be submitted in writing prior to starting the bid. When signing the Conditions of Sale, the individual/representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorney will form part of the signed agreement of sale. If buying on behalf of another an original Power of Attorney must be submitted before bidding starts. This Power of Attorney must inter alia contain:

1. The full names or name of the institution giving Power of Attorney, together with ID number or CK Number, whichever is applicable.
2. The full address of the person/institution mentioned in point 1 above;
3. The full names and ID number of the person giving the Power of Attorney who will purchase at the auction on behalf of the principal;
4. The full address of the person mentioned in point 3 above;
5. The full description (title deed) of the property on which the Power of Attorney may be exercised.

The office of the Sheriff for Chatsworth will conduct the sale with auctioneers, Ms L.T. Hlophe, Mrs P Chetty and Mr M. Nxumalo.

Advertising costs at current publication rates and sale costs according to the Court Rules Apply.

Dated at La Lucia, 2023-01-13.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/RG/MAT21871.

**Case No: 13653/2021**

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

**In the matter between: NEDBANK LTD, PLAINTIFF and DIKELEDI CONSTANCE MDLADLA- 1ST DEFENDANT  
and KHAAS HOLDINGS (PTY) LTD- 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-03-28, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court, in the suit, a sale without reserve to the highest bidder, will be held by the office of the Sheriff Halfway House-Alexandra at 614 James Crescent, Halfway House on 28 March 2023 at 11:00 of the undermentioned property.

Certain: PORTION 1 OF HOLDING 194 GLEN AUSTIN AGRICULTURAL HOLDINGS, REGISTRATION DIVISION: JR, PROVINCE OF GAUTENG, MEASURING: 9892 (NINE EIGHT NINE TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO: T41843/2017, ALSO KNOWN AS: 121 DONOVAN ROAD, GLEN AUSTIN AH, MIDRAND

Zoned: residential.

Improvements:

Story: Single/freestanding, Walls: Brick, Roof: Harvey tiles, Rooms: Lounge, dining room, kitchen, pantry, 3 x bedrooms, 3 x toilets

Other: 2 x boardrooms, 3 x offices and parking area

Outbuildings:

Story: single/freestanding, Walls: Bricks, Roof: Harvey tiles, Floors: Tiles, Rooms: 1 x bedroom, kitchen, 1 x bathroom, 1 x toilet and 1 x bath.

The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission 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 the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale.

3. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Halfway House-Alexandra at 614 James Crescent, Halfway House.

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

a) The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the time auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. all terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

b) Directive of the Consumer Protection Act 68 of 2008 & Rule 46 of the Uniform Court Rules (url: <http://www.info.gov.za/view/downloadfileactionid=99961>).

c) FICA-legislation - proof of identity and address particulars.

d) Payment of a registration fee - R50 000.00 CASH - refundable after sale if not buying.

e) Registration conditions:

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, during office hours, at the Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House.

Dated at Pretoria, 2023-03-01.

Attorneys for Plaintiff(s): Weavind & Weavind Inc, Block E, Glenfield Office Park, 361 Oberon Street, Faerie Glen, Pretoria. Telephone: 0123463098. Fax: 0865102920. Attorney Ref: N24187.

**Case No: 812/2022**

IN THE HIGH COURT OF SOUTH AFRICA  
(MPUMALANGA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and GONDWE SIBUSISO EPHRAIM, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-15, 10:00, THE MAGISTRATE OFFICE OF KABOKWENI**

A Sale in execution will be held by the Sheriff of The High Court, Sheriff White River & Nsikazi on 15th day of March 2023 at 10:00 at The Magistrates Office of Kabokweni for the Defendant's property described below with the reserve price of R200 000.00.

ERF 2172 KANYAMAZANE - A TOWNSHIP, REGISTRATION DIVISION J.U, PROVINCE OF MPUMALANGA

IN EXTENT: 325 (THREE HUNDRED AND TWENTY-FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T7644/2010

SUBJECT TO THE CONDITIONS SET OUT IN THE SAID DEED OF TRANSFER

SITUATED AT: ERF 2172 KANYAMAZANE - A TOWNSHIP, MPUMALANGA

Particulars of the property and the improvements thereon are provided herewith but are not guaranteed.

Main dwelling consists of: 2 X Bedrooms

Toilet & Bath

Kitchen

Lounge

Outbuilding: Single storey

Freestanding

Brick Walls

Tiled Roof

Tiled Floors.

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, White River, 36 Hennie Van Till Street, White River during office hours.

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

Registration a buyer is a pre-requisite subject to condition, inter alia

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

b) Fica-legislation: Requirement proof of ID and residential address

c) Payment of a Registration fee of R10 000.00 in cash or bank guaranteed cheque

d) Registration condition

2. The full conditions of sale may be inspected at the offices of the Sheriff of the High Court, White River, 36 Hennie Van Till Street, White River.

Dated at JOHANNESBURG, 2023-02-27.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Telephone: 011 028 1258. Fax: 011 312 83250. Attorney Ref: M00565. Attorney Acct: KHUTSO NKUNA.

**Case No: 20860/2022**

IN THE HIGH COURT OF SOUTH AFRICA  
(JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and KHANYISANI MDLULI, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-23, 10:00, 2241 CORNER RASMENI AND NKOPI STREET, PROTEA NORTH**

A Sale in execution will be held by the SHERIFF OF THE HIGH COURT, SOWETO WEST on 23rd day of March 2023 at 10h00 at the SHERIFF SOWETO WEST, 2241 CORNER RASMENI AND NKOPI STREET, PROTEA NORTH, for the Defendant's property described below with the reserve price of R400 000.00.

ERF 1097 ZOLA TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 227 (TWO HUNDRED AND TWENTY-SEVEN) SQUARE METRES,

HELD BY DEED OF TRANSFER NO. T47833/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

SITUATED AT: 48 MBHELE STREET, ZOLA

Particulars of the property and the improvements thereon are provided herewith but are not guaranteed.

A dwelling consisting of: 3 Bedrooms, 1 Bathrooms, 1 Dining room, 1 Garage, and kitchen;

Other Information: Walls, Gates, Security, Safety, Electric Fencing;

Inspect conditions at THE SHERIFF'S OFFICE SHERIFF SOWETO WEST, 2241 CORNER RASMENI AND NKOPI STREET, PROTEA NORTH, TELEPHONE NUMBER: (011) 980 6681.

Dated at JOHANNESBURG, 2023-02-27.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Telephone: 011 028 1258. Fax: 011 312 83250. Attorney Ref: M00410. Attorney Acct: KHUTSO NKUNA.

**Case No: 2020/2249**

**Docex: GAUTENG DIVISION - JOHANNESBURG**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and MOLOPE: TIMOTHY (ID NO. 681216 5650 08 8), 1ST DEFENDANT and MOLOPE: ITUMELENG ENOCK (ID NO. 840609 5716 08 1), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-31, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R439 166.00 will be held at the offices of the Sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG at 9:30 on 31 MARCH 2023 of the undermentioned property of the

Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 17012 VOSLOORUS EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING: 480 (FOUR HUNDRED AND EIGHTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T23958/2013 SITUATE AT 7012 I-KWEBULA STREET, VOSLOORUS EXTENSION 9 with the chosen domicilium citandi et executandi being 6109 MOTSELE STREET, TOKOZA, KATLEHONG. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms and toilet. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale , payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property , the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff BOKSBURG. The office of the Sheriff VP MALULEKE or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- refundable prior to the commencement of the auction in order to obtain a buyer's card. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the Sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at GERMISTON, 2023-02-24.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 108022/D GELDENHUYS / LM.

**Case No: 2020/20853**

**Docex: DOCEX 27 BEDFORDVIEW**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, PLAINTIFF and MIDDLETON: BRADLEY IVAN (ID NO. 800527 5063 08 0), 1ST DEFENDANT and MIDDLETON: JANINE JADE (ID NO. 830219 0079 08 9), 2ND DEFENDANT**

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

**2023-03-31, 10:00, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R1 291 987.97 will be held by the offices of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT at 10:00 on 31 MARCH 2023 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. ERF 175 FLORIDA PARK TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 1888 (EIGHT THOUSAND EIGHT HUNDRED AND EIGHTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T15190/2019. SITUATED AT: 18 SNELL DRIVE, FLORIDA PARK. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: 3 bedrooms, 2 bathrooms, tv-living room, dining room, lounge, study, 2 garages and carport. OUT BUILDING: kitchen and swimming pool. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale , payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property , the purchaser shall be liable for occupational rental at the rate of 1% of the purchase



price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Roodepoort North. The office of the Sheriff FWJ COETZE or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

Dated at BEDFORDVIEW, 2023-02-24.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR , BRADFORD CORNER ,2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 109433/D GELDENHUYS/LM.

**Case No: 2019/35799**

**Docex: DOCEX 27 BEDFORDVIEW**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and RALL:  
JOHANNES LAMBERTUS (ID NO. 660607 5057 08 1), DEFENDANT**

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

**2023-03-31, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R250 000.00 will be held at the offices of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT at 10:00 on 31 MARCH 2023 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: A UNIT CONSISTING OF SECTION 13 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS63/1987, IN THE SCHEME KNOWN AS IRENE COURT IN RESPECT OF THE LAND AND BUILDINGS SITUATE AT FLORIDA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 72 (SEVENTY TWO) SQUARE METRES IN EXTENT, AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER ST6133/2005. SITUATE AT UNIT 13 IRENE COURT, 26 5TH AVENUE, FLORIDA also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: bedrooms, tv room, kitchen and carport. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R400 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale , payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property , the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Roodepoort North. The office of the Sheriff FWJ COETZE or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash and (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

Dated at BEDFORDVIEW, 2023-02-17.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 104159/D GELDENHUYS / LM.

Case No: 2021/17629

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and Kaso, Kwanda (Id No. 8209305429085), Execution Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-03-22, 09:00, Sheriff Palm Ridge, 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, a sale with a reserve price of R500000.00 will be held by the Sheriff Palm Ridge at 39A Louis Trichardt Street, Alberton on the 22nd day of March 2023 at 09h00 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 Palm Ridge at 39A Louis Trichardt Street, Alberton (short description of the property, situation and street number). Certain: Erf 5856 Albertsdal Extension 32 Township, Registration Division I.R., The Province of Gauteng and also known as 5856 Rod and Reel Street, Leopards Rest, Albertsdal Extension 32, Alberton (Held by Deed of Transfer No. T20041/2019, subject to the conditions therein contained and especially subject to the conditions imposed in favour of Leopards Rest Home Owners Association, NPC Registration Number 2016/237127/08). Measuring: 201 (Two Hundred and One) square metres. Improvements (none of which are guaranteed) consisting of the following: Main building: A single storey dwelling consisting of Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms, Shower, 2 Toilets. Outbuildings: None. Constructed: Brick under tiles. Terms: 10% (ten percent) of the purchase price 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 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, 39A Louis Trichardt Street, Alberton North, 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 prior to the commencement of the auction in order to obtain a buyer's 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 its attorney and shall be furnished to the Sheriff within (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, Mr Ian Burton, or his deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 2023-01-16.

Attorneys for Plaintiff(s): Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Telephone: (011)7269000. Attorney Ref: M0024286/N Roets/R Beetge.

Case No: 27107/2021

Docex: DOCEX 27 BEDFORDVIEW

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and BREED : DIRK JACOBUS PETRUS ANDRIES DEKKER (ID NO: 790705 5008 08 9), 1ST DEFENDANT and BREED: FIONA (ID NO. 801002 0267 08 5), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-31, 11:00, 3 VOS & BRODRICK AVENUE , THE ORCHARDS EXT 3**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit, a sale to the highest bidder subject to a reserve price of R295 415.00 will be held at the offices of the Sheriff TSHWANE NORTH at 3 VOS & BRODRICK AVENUE , THE ORCHARDS EXT 3 at 11:00 on 31 MARCH 2023 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: PORTION 13 OF ERF 431 WOLMER TOWNSHIP, REGISTRATION DIVISION: J. R., THE PROVINCE OF GAUTENG, MEASURING: 628 (SIX HUNDRED AND TWENTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T87435/2001. SITUATED AT: 498 BAKENKLOOF STREET, WOLMER with chosen domicilium citandi et executandi at 409 BAKENKLOOF STREET, WOLMER. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms, kitchen. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale , payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Halfway House. The office of the Sheriff T A Kruger his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- 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 TSHWANE NORTH at 3 VOS & BRODRICK AVENUE , THE ORCHARDS EXT 3.

Dated at BEDFORDVIEW, 2023-01-19.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER ,2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 108823 /D GELDENHUYS / LM.

Case No: 2022/1487

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

**In the matter between: Nedbank Limited, Execution Creditor and Malindi, Simangala Abel (Id No. 7207145546085) 1st Judgment Debtor, Malindi and Belina Ntinini (Id No. 7305120446089), 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-03-23, 10:00, Sheriff Vereeniging, 91 General Hertzog Street, Three Rivers, Vereeniging**

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 R375000.00 will be held by the Sheriff Vereeniging at 91 General Hertzog Street, Three Rivers, Vereeniging on the 23rd day of March 2023 at 10h00 of the undermentioned property of the Judgment Debtors 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 Vereeniging at 91 General Hertzog Street, Three Rivers, Vereeniging (short description of the property, situation and street number). Certain: Holding 295 Unitas Park Agricultural Holdings, Registration Division I.Q., The Province of Gauteng and also known as 37 Houtkop Avenue,

Unitas Park Agricultural Holdings, Vereeniging (Held under Deed of Transfer No. T94664/2007). Measuring: 8565 (Eight Thousand Five Hundred and Sixty Five) square metres. Improvements (none of which are guaranteed) consisting of the following: VACANT LAND USED AS A SECOND-HAND CAR MART. 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 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, 91 General Hertzog Street, Three Rivers, Vereeniging, 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) The Purchaser shall pay 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 its attorney and shall be furnished to the Sheriff within (21) days after the sale. D) 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. E) 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, Mr MJ Manyandi or his deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 2022-12-08.

Attorneys for Plaintiff(s): Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Telephone: (011)7269000. Attorney Ref: M0026471/N Roets/R Beetge.

**Case No: 2261/2022**

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

**In the matter between: SS SILVERSTONE (Scheme Number: 32/1999), Applicant and W M MCDERMID PROP INV CC (Reg Number: 19992250523) - First Respondent, NEDBANK LIMITED - Second Respondent and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - Third Respondent**

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

**2023-03-31, 10:00, Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 24 October 2022, the property listed below will be sold in execution by the Sheriff Roodepoort, on the 31 March 2023 at Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort, at 10:00 to the highest bidder.

**PROPERTY:**

1. UNIT 76 in the scheme known as SILVERSTONE, WITH SCHEME NUMBER 32/1999, under Title Deed ST25974/1999, which is better known as UNIT 76 SILVERSTONE BODY CORPORATE, ROOITOU STREET, WELTEVREDENPARK, ROODEPOORT, in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 73 (Seventy Three square meters) 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 ST25974/1999.

ALSO KNOWN AS: UNIT 76 SILVERSTONE BODY CORPORATE, ROOITOU STREET, WELTEVREDENPARK, ROODEPOORT.

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

The property comprising of:

2 x Bedrooms;

1 x Bathrooms;

Lounge;

1 x Garage  
Kitchen;  
Outer wall finishing: Facebrick;  
Roof finishing: Tiles;  
THE CONDITIONS OF SALE

10% 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 within 21 days from the date of sale. The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Roodepoort, 182 Progress Road, Lindhaven, Roodepoort.

Dated at ROODEPOORT, 2023-02-22.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735. Telephone: (011) 763 3050. Attorney Ref: VO/rc/SIL5/0003.

**Case No: 4252/2022**

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

**In the matter between: SS TOBAGO (Scheme Number: SS47/2005) – Applicant and DLALI MBALI MERANDER (ID NO: 830727 0878 08 6) - First Respondent, CHAROVA TAPSON - Second Respondent and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - Third Respondent**

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

**2023-03-31, 10:00, Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 27 October 2022, the property listed below will be sold in execution by the Sheriff Roodepoort, on the 31 March 2023 at Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort, at 10:00 to the highest bidder.

**PROPERTY:**

1. UNIT 4 in the scheme known as Tobago, With Scheme Number 47/2005, under Title Deed ST46784/2017, which is better known as Unit 4 Tobago Body Corporate, 1222 Diepkloof Street, Honeydew Ridge, Johannesburg, in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 121 (One Hundred and Twenty One 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 ST46784/2017.

ALSO KNOWN AS: Unit 4 Tobago Body Corporate, 1222 Diepkloof Street, Honeydew Ridge, Johannesburg.

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

The property comprising of:

3 x Bedrooms;  
2 x Bathrooms;  
1 x TV-Livingroom;  
1 x Diningroom  
1 x Lounge;  
2 x Garage  
Kitchen;  
Fencing: Brick  
Outerwall finishing: Facebrick;  
Roof finishing: Tiles;  
Inner Floor Finishing: Tiles.  
THE CONDITIONS OF SALE



10% 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 within 21 days from the date of sale.

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

Dated at ROODEPOORT, 2023-02-22.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735. Telephone: (011) 763 3050. Attorney Ref: VO/rc/TOB1/0004.

**Case No: KZN/SC/RC28/21**

**Docex: DOCEX 178, PRETORIA**

IN THE MAGISTRATE'S COURT FOR

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and RAJENDERAN GANAS MOODLEY (Married out of community of property), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-29, 10:00, THE SHERIFF'S OFFICE, NO. 7 CORDINER STREET, SCOTTBURGH**

In pursuance of a judgment granted by this Honourable Court on 4TH MARCH 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price of R319 882.96 by the Sheriff of the Lower Court SHERIFF UGU 2: HIGH/LOWER COURT at THE SHERIFF'S OFFICE, NO. 7 CORDINER STREET, SCOTTBURGH on 29 MARCH 2023 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices at THE SHERIFF'S OFFICE, NO. 7 CORDINER STREET, SCOTTBURGH, 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. SS259/2003, IN THE SCHEME KNOWN AS MALIBU HEIGHTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT UMZINTO, IN THE UMDONI MUNICIPALITY AREA OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS, 60 (SIXTY) 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. ST 26575/2007

(also known as: SECTION 7 MALIBU HEIGHTS, KWAZULU-NATAL, BETTER KNOWN AS: UNIT NO 7 MALIBU HEIGHTS, 1 OCEAN VIEW ROAD, UMZINTO, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: UMDONI (UMZINTO)

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

BRICK AND CEMENT UNDER TILE ROOF: 3 BEDROOMS, OPEN PLAN LOUNGE, DINING ROOM, KITCHEN, BATHROOM (BATH BASIN & TOILET). (Although nothing in this regard is guaranteed).

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment granted against the Execution Debtor for money owing to the Execution Creditor.

2. The Rules of the auction and conditions of sale may be inspected at the Sheriff's office (NO. 7 CORDINER STREET, SCOTTBURGH) 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, as amended (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)



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

5. All bidder 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.

6. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash 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 or his attorney, and shall be furnished to the Sheriff within 10 days after the date of sale.

7. The purchaser may take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

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

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

Dated at DURBAN, 2023-02-22.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., SUITE 3, TERRACE VIEW, ASPEN PLACE, 9 RYDALL VALE OFFICE PARK, DOUGLAS SAUNDERS DRIVE, LA LUCIA RIDGE, 4051. Telephone: (031) 007 0811. Fax: 086 639 6551. Attorney Ref: G8862/DBS/C JACOB/VG/CL.

**Case No: 7869/2019**

**Docex: Docex 5, Blouberg**

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

**In the matter between: NQABA GUARANTEE 1 (RF) (PTY) LTD (Plaintiff) and JUNIS AFRICA (Identity Number: 580927 5165 081), First Respondent / Defendant and ARDELIA AFRICA (Identity Number: 470709 0160 017), Second Respondent / Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-24, 10:00, Sheriff for the High Court, Worcester at 69 Durban Street, Worcester**

In pursuance of judgment granted on 24 January 2022 in the High Court of South Africa, Western Cape Division, Cape Town and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution to the highest bidder:

DATE AND TIME: 24 March 2023 at 10:00

LOCATION: Sheriff for the High Court, Worcester at 69 Durban Street, Worcester

DESCRIPTION: the property situated at 54 Alister Way, Johnson Park, Worcester in the Western Cape being Erf 10141 Worcester, situated in the Worcester Municipality, Province of the Western Cape in extent 599 square meters and held by Deed of Transfer T36625/1998 registered in the names of the First and Second Defendant.

The following information is supplied, but not guaranteed: The property consists of a freestanding house with 3 bedrooms, 1 bathroom, Living Room, Dining Room, Kitchen as Single Garage.

The Property is zoned for residential use

PAYMENT CONDITIONS: Ten percent (10%) of the purchase price of the above property must be paid with electronic funds transfer or cash immediately after the sale. The balance is payable against transfer and must be guaranteed by a guarantee approved by the Plaintiff's Attorneys, which guarantee must be handed to them within twenty one (21) days after the date of sale. The Purchaser must pay the sheriff's commission to the sheriff immediately after the sale.

Occupation may be taken after signature of the conditions of sale and payment of the full purchase price. Should the purchaser take occupation before registration, occupational rental shall be payable at 10% of the purchase price, per month, as determined in the conditions of sale.

CONDITIONS OF SALE: The full conditions of sale lie for inspection at the office of the sheriff for the High Court, Worcester and the attorneys for the Plaintiff set out hereunder.

REGISTRATION: All prospective bidders to register with the Sheriff prior to the auction at a refundable registration deposit of R 5 000.00 or such amount determined by the Sheriff per bidder. All FICA documentation to be provided timeously.

Dated at BELLVILLE, 2023-02-10

Attorneys for Plaintiff(s): MOHOLO ATTORNEYS INC., 3rd Floor, the Piazza on Church Street, 39 Adderley Street, Cape Town. Telephone: 021 915 4900. Attorney Ref: ESK1/0060/BV.

**Case No: 2022/33229**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: INVESTEC BANK LIMITED, Plaintiff and PIETER HENDRIK ALBERTUS NORTJE**

**(ID: 750926 5048 08 5), 1<sup>st</sup> Defendant and LEONI NORTJE (ID:810512 0039 08 5), 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-27, 09:00, 62 Ludorf Street, Brits**

PURSUANT to a judgment of the above Honourable Court granted on 30 September 2022, the immovable property owned by the first and second execution debts described as -

ERF 617 IFAFI EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION J.Q., THE PROVINCE OF NORTH WEST

MEASURING 1 162 SQUARE METRES

HELD BY DEED OF TRANSFER T28654/2014

ZONING: RESIDENTIAL

SITUATED AT 28 LILIBY STREET, IFAFI, BRITS IN THE MAGISTERIAL DISTRICT OF BRITS ("the property")

will be sold in execution by the Sheriff Brits on MONDAY, 27 MARCH 2023 at 09:00 at 62 Ludorf Street, Brits, to the highest bidder, subject to a reserve price of R1,019,000.00.

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

The property is a double story residential house consisting of a lounge, dining room, study, kitchen, pantry, scullery, 3 bedrooms, 3 bathrooms, 2 garages, a staff bathroom, a covered patio and a swimming pool and a garden.

THE TERMS ARE AS FOLLOWS:

1 10% (ten percent) of the purchase price in cash or by way of an electronic fund transfer on the day of the sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the execution creditor and to be furnished within 21 (twenty one) days from date of sale.

2 All transfer duties, costs or transfers, arrear levies, rates, taxes and other charges necessary to effect transfer of the property are payable by the purchaser.

3 Sheriff's charges payable on the day of the sale, to be calculated as follows: 6% on the first R100,000.00 and then 3.5% on R100,001.00 to R400,000.00 and then 1.5% on the balance of proceeds of the sale, subject to a maximum commission of R40,000.00 and a minimum of R3,000.00 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into the Sheriff's account, but exclusive of VAT).

4 The conditions of sale will be read out and may be inspected at the office of the Sheriff Brits at 62 Ludorf Street, Brits, during office hours.

5 The Execution Creditor shall have the right to bid at the auction.

RULES OF AUCTION -

A copy of the Rules of Auction is available from the offices of the Sheriff Johannesburg North at 62 Ludorf Street, Brits.

TAKE FURTHER NOTE THAT -

1 The Notice of Sale is in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), the Regulations promulgated thereunder and the "Rules of Auction", where applicable.

2 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").

3 A refundable registration fee of R20,000.00 is payable by means of cash or electronic fund transfer upon registration to attend the auction.

4 The Registration Conditions, as set out in the Regulations of the CPA, will apply.

5 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).

Dated at Sandton, 2023-02-23.

Attorneys for Plaintiff(s): Werksmans Attorneys, The Central, 96 Rivonia Road, Sandton. Telephone: 011 535 8176. Attorney Ref: Ms Z Oosthuizen / INVE5533.323.

**Case No: D8093/2021**

**Docex: docex 27**

**IN THE HIGH COURT OF SOUTH AFRICA**

(Kwazulu Natal Local Division, Durban)

**In the matter between: Absa Bank Limited No. 86/004794/06, Plaintiff and Cornelia Elizabeth Watt, Identity Number 620219 0189 080, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-03-27, 10:00, at the Sheriff office 17A Mgazi Avenue, Umtentweni, Port Shepstone**

This is a sale in execution pursuant to a judgement obtained in the above honourable court in terms of which the following property will be sold in execution on 27 March 2023 at 10h00, at Sheriff office, 17A Mgazi Avenue, Umtentweni, Port Shepstone:

Portion 1 of Erf 525 Margate (extension 1), registration division ET, Province of KwaZulu-Natal, in extent 750 (seven hundred and fifty) square metres, held by deed of transfer No. T49725/07. Subject to the conditions therein contained

physical address: Portion 1, of Erf 525 Margate extension 1

zoning: Special residential(nothing guaranteed)

improvements:

the following information is furnished but not guaranteed: A 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 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 and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Port Shepstone, 17A Mgazi Avenue, Umtentweni, Port Shepstone will conduct the sale with auctioneer MAB Mahlangu or her deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R15 000.00 in cash.

D) Registration conditions.

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

Dated at Umhlanga, 2023-01-30.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705600. Fax: 0315705796. Attorney Ref: A0038/3386. Attorney Acct: THOBANI MTHEMBU.

Case No: 2135/22  
Docex: 0315369700

IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU-NATAL DIVISION, PIETERMARITZBURG)

In the matter between: **INVESTEC BANK LIMITED , APPLICANT and RODERICK ROBERT STANTON, FIRST RESPONDENT, LINDA JANE STANTON, SECOND RESPONDENT and ROKWIL CIVILS (PTY) LIMITED, THIRD RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2023-03-29, 10H00, AT THE SHERIFF OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on WEDNESDAY, 29 MARCH 2023, at 10:00am at THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder subject to the reserve price of R4 200 000.00. DESCRIPTION:

PORTION 392 OF THE FARM EVERTON NO. 864, REGISTRATION DIVISION FT

PROVINCE OF KWAZULU-NATAL, IN EXTENT 4,1912 (FOUR COMMA ONE NINE ONE TWO) HECTARES. HELD BY DEED OF TRANSFER NUMBER T35078/2014

SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 114 EVERTON ROAD, EVERTON, 3610, MAGISTERIAL DISTRICT: ETHEKWINI

ZONING: RESIDENTIAL (Nothing is guaranteed herein) IMPROVEMENTS: SINGLE HOUSE, BELOW STREET LEVEL, BLOCK UNDER TITLE DWELLING consisting of: MAIN BUILDING: TILED, ENTRANCE HALL, FITTED BUT ENTRY LEVEL KITCHEN AND SCULLERY, STUDY, LOUNGE, DINING ROOM, FIVE BEDROOMS, 1 ENSUITE, 3 BATHROOMS, 2 FIREPLACES, LARGE WALK-IN SAFE, ALARM SYSTEM, COVERED PATIO AREA. OUTBUILDING: A DOUBLE AUTOMATED GARAGE, SERVANTS QUARTERS, ABLUTIONS. OTHER: SWIMMING POOL, TENNIS COURT. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots". The full Conditions of Sale may be inspected 15 days prior to the date of sale at the office of the Sheriff Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. 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 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) 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 R15 000.00, in cash, registration fee prior to the commencement of the auction in order to obtain a buyer's card. d) Registration conditions. 4. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N.B. Nxumalo and/or Mrs S. Raghoo. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by the way of an electronic funds transfer on the day of the sale. 7. 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 and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown.

Dated at UMHLANGA ROCKS, 2023-02-06.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 031 5369700. Fax: 031 5369799. Attorney Ref: REBECCA JOHNSTON/PC. Attorney Acct: MAT10712.

Case No: D9035/2021

Docex: docex 27

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

**In the matter between: Changing Tides 17 (PTY) LTD N.O., Registration Number 2001/009766/07, Plaintiff and Justus Govender, Identity No. 860501 5249 08 7, First Defendant and Roxanne Ronal Sewdass, Identity No. 871214 0134 08 3, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 10:00, at The Sheriff's Office being 293 Lenny Naidu Drive, Bayview, Chatsworth**

ERF 1536 Morning Side Extension 177 Township, Registration Division I.R., Province Gauteng measuring 999 (nine hundred and ninety-nine) square meters held by Deed of Transfer No. T27340/2015, subject to the conditions therein contained and further subject to the conditions of the Villa Fiori Homeowners Association NPC, ("THE PROPERTY");

Situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng.

THE PROPERTY IS ZONED: RESIDENTIAL

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed. The property is situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng and consists of:

1 Entrance hall, 1 Lounge, 1 Dining room, 1 Living room, 1 Study, 1 Kitchen, 1 Scullery, Pantry, 4 Bedrooms, 4 Bathrooms, 1 Separate toilet and 1 Balcony. 2 Double garages and 1 'Servants' quarters with 2 Bedrooms and 1 Bathroom.

The Rules of this auction are available 24 hours before the auction at the office of SHERIFF Sandton South.

SHERIFF Sandton South shall conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF Sandton South at 22 Old Pretoria Road, Unit B6 Lanzerac Office Park, Halfway House, Midrand, JOHANNESBURG. during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2022-11-08.

Attorneys for Plaintiff(s): ALAN JACOBS & ASSOCIATES, Not represented. Telephone: 083 273 8094.  
Attorney Ref: ABSA/GUNKO.

Case No: D9035/2021

Docex: docex 27

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

**In the matter between: Changing Tides 17 (PTY) LTD N.O., Registration Number 2001/009766/07, Plaintiff and Justus Govender, Identity No. 860501 5249 08 7, First Defendant and Roxanne Ronal Sewdass, Identity No. 871214 0134 08 3, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-03-28, 10:00, at The Sheriff's Office being 293 Lenny Naidu Drive, Bayview, Chatsworth**

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 28 March 2023 at 10:00 at The Sheriff's Office being 293 Lenny Naidu Drive, Bayview, Chatsworth, to the highest bidder subject to a reserve price:

ERF 1669 SHALLCROSS (EXTENSION NUMBER 1), REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, MEASURING 465 (FOUR HUNDRED AND SIXTY FIVE) SQUARE METRES,

HELD BY DEED OF TRANSFER NO. T41871/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

PHYSICAL ADDRESS:

48 SIMLA STREET, SHALLCROSS, CHATSWORTH (Magisterial District -Chatsworth)

ZONING : RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A SINGLE STOREY PLASTERED UNDER TILE ROOF DWELLING COMPRISING OF : 3 BEDROOMS, 1 BATHROOM, 1 TV/LIVINGROOM, 1 CARPORT, 1 KITCHEN, PAVEMENT, FENCING : PALISADE, INNER FLOOR FINISHING : TILES

(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. The rules of this auction is available 24hours before the auction at the office of the Sheriff for CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH. The office of the Sheriff for CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH will conduct the sale with auctioneers MS L T HLOPHE, MRS P CHETTY AND N NXUMALO 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.

Any person bidding for a property on behalf of another person or body is required by law to produce such person or body's written authorisation to do so. Such Power of Attorney is to be submitted in writing prior to starting the bid. When signing the Conditions of Sale, the individual/representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorneys will form part of the signed agreement of sale. If buying on behalf of another an original Power of Attorney must be submitted before bidding starts. This Power of Attorney must inter alia contain:

1. The full names of name of the institution giving Power of Attorney, together with ID number of CK number, whichever is applicable.

2. The full address of the person/institution mentioned in point 1 above;

3. The full name and ID Number of the person given the Power of Attorney who will purchase at the auction on behalf of the principal;

4. The full address of the person mentioned in point 3 above;

5. The full description (title deed) of the property on which the Power of Attorney may be exercised.

The individual who will purchase at the auction on behalf of the principal is required to produce his identity document at the sale.

The full Conditions can be inspected at the offices of the Sheriff of the High Court, Chatsworth, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH.

Dated at Umhlanga, 2023-01-30.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705600. Fax: 0865042967/9. Attorney Ref: sou27/4183. Attorney Acct: T Mthembu / R Barnard.



Case No: D2146/2022

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 RESHMA MOOPANAR, Respondent**

NOTICE OF SALE IN EXECUTION

**2023-03-23, 10:00, Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, 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 on 23rd March 2023 at 10H00 at the office of the Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban to the highest bidder subject to the reserve price of R303 322.16:

1. A Unit consisting of:

a) Section No. 46 as shown and more fully described on Sectional Plan No. SS523/1994 in the scheme known as PENZANCE in respect of the land and building or buildings situate at DURBAN, in the eThekweni Municipality of which section the floor area, according to the said Sectional Plan, is 73 (Seventy-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 by Deed of Transfer No. ST21290/2003

2. An exclusive use area described as PARKING BAY No. PP37 measuring 12 (Twelve) square metres being as such part of the common property, comprising of the land and the scheme known as PENZANCE in respect of the land and building or buildings situate at DURBAN, in the eThekweni Municipality, as shown and more fully described on Sectional Plan No. SS523/1994, Held by Notarial Deed of Cession No. SK1430/2003S and Notarial Deed No. SK2741/2011S and subject to such condition as set out in the aforesaid notaries deed cession.

Physical Address: Unit 601 Penzance, 31 Prince Street, South Beach, Durban, KwaZulu-Natal

(Ethekeeni - Magisterial District)

Zoning: Residential (nothing guaranteed)

Improvements:

The following information is furnished but not guaranteed:

Flat consisting of 1 lounge, 1 kitchen, 2 bedrooms & 1 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 10% 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 defendants for money owing to the plaintiff.

The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers GS Ndlovu and/or SD Naicker.

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

c) Payment of 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, before 10H00;

d) Registration conditions.

The rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban.

The Conditions shall lie for inspection at the office of the Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban for 15 days prior to the date of sale.

Dated at DURBAN, 2023-02-16.

Attorneys for Plaintiff(s): Goodrickes Attorneys, 1 Nollsworth Park, Nollsworth Crescent, La Lucia Ridge.  
Telephone: 031 301 6211. Fax: 031 301 6200. Attorney Ref: TSM/ys/MAT15667.

**Case No: D4647/2019**

**Docex: 252, Durban**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu-Natal Local Division, Durban)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and GOODWILL SIFISO CHILI, 1<sup>st</sup> Defendant and  
HLENGIWE THULILE YVONNE CHILI, 2<sup>nd</sup> Defendant**

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

**2023-03-29, 10:00, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

KINDLY TAKE NOTICE THAT this sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court in the above matter on the 12TH OCTOBER 2021 and in execution of the Writ of Execution of Immovable Property issued on the 17 NOVEMBER 2021 the following immovable property will be sold by the Sheriff of the High Court for the district of PINETOWN on WEDNESDAY the 29TH day of MARCH 2023 at 10:00 at 18 SUZUKA ROAD, WESTMEAD, PINETOWN to the highest bidder subject to a reserve price of R 1 400 000.00.

PORTION 7 OF ERF 4585 PINETOWN, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL  
IN EXTENT 2 136 (TWO THOUSAND ONE HUNDRED AND THIRTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T37827/2012

SUBJECT TO THE CONDITIONS HEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

MAGISTERIAL DISTRICT PINETOWN

The property is situated at 20 FAIRVIEW CRESCENT, PADFIELD PARK, PINETOWN and consists of:

Main Dwelling: 1 x Entrance Hall, 1 x Lounge, 1 x Family Room, 1 x Dining Room, 1 x Study, 1 x Kitchen, 1 x Scullery, 4 x Bedrooms, 3 x Bathrooms, 3 x Showers, 5 x Toilets, 6 x Carports, 1 x Servants Quarters, 1 x Laundry, 1 x Bathroom and Toilet

Second Dwelling: 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x Shower, 2 x Toilets. (in this respect, nothing is guaranteed)

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

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction and a full advertisement can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Pinetown situated at 18 SUZUKA ROAD, WESTMEAD, PINETOWN for 15 days prior to the date of sale.

The Auction will be conducted by either N.B. Nxumalo or Mrs S. Raghoo.

Advertising cost at current publication rate and sale cost according to Court rules apply. Registration as a buyer is a pre-requisite subject to condition, inter alia:

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

b. Fica -legislation: requirement proof of ID, residential address

c. Payment of a registration of R15 000-00 in cash for immovable property

d. Registration Conditions.

e. STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS.

Dated at DURBAN, 2023-01-19.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban. Telephone: 0313011539. Fax: 031 301 6895. Attorney Ref: MAT58466/KZN. . Attorney Acct: M NAIDOO

Case No: 2669/2020

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and VINCENT VUSUMUZI BUTHELEZI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-27, 09:00, the No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo**

The following property will be sold in execution to the highest bidder on MONDAY, 27th March 2023 at the No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo alternatively at the property address on condition of lockdown level at 09H00, namely FLAT 3 ST LUKE, 17 SYCAMORE ROAD, GLENWOOD DURBAN

CERTAIN: A UNIT CONSISTING OF:

(a) SECTION NO. 3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS6/1987 IN THE SCHEME KNOWN AS ST LUKE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, IN THE ETHEKWINI MUNICIPALITY AREA OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 74 (SEVENTY FOUR) 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. ST 028557/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN

THE AFORESAID DEED OF TRANSFER ("Property")

IMPROVEMENTS, although in this regard, nothing is guaranteed:

Section Title consist of Tiled Roof, Block Walls, Street Level, Security/Electronic gates, 2 Bedrooms, built in cupboards, Full Bathroom and Toilet, Dining Room, Lounge, Kitchen, Built in cupboards, fenced.

ZONING: Residential

TAKE 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 hours before the auction at the office of the Sheriff for Durban West, No. 1 Rhodes avenue Glenwood.
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 in respect of proof of identity and address particulars. (c) Payment of a Registration Fee of R20 000,00 in cash. (d) Registration conditions.
4. The Sheriff for Durban West will conduct the sale with auctioneers N Adams
5. Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at Durban, 2023-02-22.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Telephone: 0315632358. Fax: 0315637235. Attorney Ref: gd/ep/ Buthelezi.

Case No: 4284/2020

Docex 262, JOHANNESBURG

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

**In the matter between: NEDBANK LIMITED, Plaintiff AND NGCOBO, S N, First Defendant and NGCOBO, NQN, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-17, 10:00, Sheriff of the High Court, Vanderbijlpark at Unit 5B, Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark**

Erf 209, VANDERBIJLPARK CENTRAL EAST NO. 4; Registration Division: IQ; situated at 22 Albertyn Street, Vanderbijlpark Central East No. 4; measuring 732 square metres; Zoned - Residential; held under Deed of Transfer No. T105477/2014.

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

3 Bedrooms, Bathroom, Lounge, Dining Room and Kitchen.

CONTINUES ON PAGE 130 OF BOOK 2

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Contact Centre Tel: 012-748 6200. eMail: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)  
Publications: Tel: (012) 748 6053, 748 6061, 748 6065



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 693

10

March  
Maart

2023

No. 48186

PART 2 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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"Hard Copies" or "Electronic Files"  
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ISSN 1682-5845



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**AIDS HELPLINE: 0800-0123-22 Prevention is the cure**

The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Vanderbijlpark at Unit 5b, Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark.

The Sheriff Vanderbijlpark will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R10 000.00 in cash or by 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 Vanderbijlpark at Unit 5b, Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark during normal office hours Monday to Friday.

Dated at JOHANNESBURG on the 2023-02-23.

Biccari Bollo Mariano Inc., Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Tel: 011 628 9300. Ref: W Hodges/RN5555.

**Case No: 88100 / 2019**

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

**In the matter between: TSA PROPERTIES CC, Plaintiff and BIGRADAP GROUP TECHNOLOGIES (PTY) LTD & MOPULUNGA BIENVENU IKAKA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-28, 11:00, Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House**

NOTICE OF SALE IN EXECUTION

IMMOVABLE PROPERTY

This sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008 (as amended) pursuant to a Judgment obtained in the High Court Under case number 88100 / 2019 dated 09 NOVEMBER 2021 and writ of Attachment issued thereafter on 06 DECEMBER 2022, the immovable property listed hereunder will be sold to the highest bidder without a reserve at the OFFICES OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, 1685, GAUTENG on 28 MARCH 2023 at 11h00.

Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE - ALEXANDRA, at the abovementioned address and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY: ERF 588 in the township known as SUMMERSET EXTENSION 13 as CARLSWALD NORTH LIFESTYLE ESTATE in respect of land and building or buildings situated at 588 CARLSWALD NORTH LIFESTYLE ESTATE, 9 RED BUSHWILLOW CLOSE, CARLSWALD NORTH ESTATE, MIDRAND, JOHANNESBURG, GAUTENG PROVINCE, 1 685, CITY OF JOHANNESBURG LOCAL AUTHORITY, REGISTRATION DIVISION JR measuring 1034 (ONE THOUSAND AND THIRTY-FOUR) square metres in extent, HELD BY DEED OF TRANSFER NO. T 45277 / 2012 ALSO KNOWN AS: 588 CARLSWALD NORTH LIFESTYLE ESTATE, 9 RED BUSHWILLOW CLOSE, CARLSWALD NORTH ESTATE, MIDRAND, JOHANNESBURG, 1685.

IMPROVEMENTS:



STORY- DOUBLE STORY FREESTANDING HOUSE

WALLS- BRICK/BLOCK

FLOORS- TILES

ROOMS- LOUNGE, DINING ROOM, STUDY, 7 BEDROOMS, KITCHEN, SCULLERY, LAUNDRY, 5 BATHROOMS, 5 SHOWERS, 7 TOILETS.

OTHER- DOUBLE GARAGE, AND A POOL.

THE PROPERTY IS ZONED: Residential (the accuracy hereof not guaranteed).

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, OFFICES OF THE SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE during office hours.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions will be available on [shha.online](http://shha.online) or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, 1685.

Advertising cost at current publication rates and sale costs according to Court Rules apply Registration a buyer is a pre-requisite subject to condition, inter alia -

(a) Directive of the Consumer Protection Act 68 of 2008; (URL: [https://www.gov.za/sites/default/files/gcis\\_document/201409/321864670.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/321864670.pdf))

(b) FICA-legislation: Requirement proof of ID and Residential Address;

(c) Payment of a Registration fee of R 50 000, 00 (refundable) in cash or bank guaranteed cheque;

(d) Registration condition;

(e) The Sheriff or his deputy will conduct the auction.

JANSEN VAN RENSBURG AND PARTNERS INC, ATTORNEYS FOR THE EXEUCION CREDITOR, WJVR LAW CHAMBERS, 58 LYTTTELTON ROAD, CLUBVIEW, CENTURION. TEL: (012) 643 0004. E-MAIL: [melanie@jvrandpartners.co.za](mailto:melanie@jvrandpartners.co.za). REF: MAT 5630 // ACN // MELANIE DE VRIES

Dated at CENTURION on the 2023-02-23

JANSEN VAN RENSBURG AND PARTNERS INC, WJVR LAW CHAMBERS, 58 LYTTTELTON ROAD, CLUBVIEW, CENTURION. Tel: 012 643 0004. Fax: 012 643 0074.

## PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS****Vans Auctioneers****Comair Limited, Registration Number: 1967/06783/06 - In Liquidation  
(Master's Reference: G613/2022)****COMMERCIAL BUILDINGS, OLD COMAIR HEAD OFFICE! 4400m<sup>2</sup> OFFICE SPACE AND LOTS OF PARKINGS!!  
2023-03-15, 12:00, Vans Auctioneers Online Bidding Platform - [www.vansauctions.co.za](http://www.vansauctions.co.za)****AUCTION OF: ERF 931, ERF 1092 & ERF 1096, BONAERO PARK, EXT 1, REGISTRATION DIVISION IR,  
GAUTENG****LOT 1: OFFICE BUILDINGS & PARKING BAYS - ERF 931, BONAERO PARK, GAUTENG**Measuring: ± 7 435m<sup>2</sup>GLA: ± 2 080m<sup>2</sup>

Covered parking for ± 382 bays

**LOT 2: THE HUB & PARKING BAYS - ERF 1092 & 1096, BONAERO PARK, GAUTENG**Measuring: ± 6 738m<sup>2</sup>GLA: ± 1 232m<sup>2</sup>

Covered parking for ± 178 bays

Vodacom Tower with lease contract

**LOT 3: GENERATOR****LOT 4: LOTS 1 - 3 JOINTLY****AUCTIONEERS NOTE:****GREAT OPPORTUNITY TO OBTAIN THIS INCOME GENERATING PROPERTY!! VODACOM TOWER  
WITH LEASE CONTRACT UNTIL 30 APRIL 2025.**

R100,000 registration fee, 10% Deposit &amp; buyer's commission: Bidders to register &amp; 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. Web: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za). Email: [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za). Ref: Chanel**Park Village Auctions****Insolvent Estate: WD Cloete  
(Master's Reference: G68/2015)**

Timed Online Auction Notice

**2023-03-13, 10:00, 14 Arthur Street, Deneysville, Free State (Erf 1042 measuring 1 115 square metres)**

Timed Online auction commences at 10:00 on Monday 13 March, 2023

Auction closes at 10:00 on Friday 17 March, 2023

A vacant single residential stand in the small town of Deneysville, situated on the eastern bank of the Vaal Dam

R10 000.00 refundable registration deposit payable.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.

Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: 011-789-4369. Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Park Village Auctions**  
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**Park Village Auctions**  
**Insolvent Estate: JM Louw**  
**(Master's Reference: T2267/2022)**  
AUCTION NOTICE

**2023-03-16, 12:00, 169C Enkeldoring Avenue, Montana Park, Pretoria (Ptn 4 of Erf 2681 - measuring 963 square metres)**

Part single storey, part double storey residential dwelling comprising on the Ground Floor of an open plan entrance, lounge, dining room and entertainment area, a kitchen with scullery, a guest bedroom and a guest bathroom. Upper Level comprising a landing and pajama lounge, three bedrooms and two bathrooms (main en-suite with dressing room). Aluminium doors from the living area on the Ground Floor give access to a large patio with built-in braai, swimming pool, double and single garages

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Buyer's commission payable.

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**Park Village Auctions**  
**Insolvent Estate: Diederik Johannes Coetzee**  
**(Master's Reference: T1827/2022)**  
AUCTION NOTICE

**2023-03-14, 11:00, 171 Raymond Avenue, Waterkloof Ridge, Pretoria (Re of Erf 1106 - measuring 23056 square metres)**

Large residential dwelling comprising large master bedroom with en-suite bathroom, three bedrooms, two en-suite bathrooms, guest toilet, large balcony, lounge, dining room, closed patio with built in braai, kitchen with scullery, outside storage area, double garage, swimming pool, tennis court and study/office with small filing room.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.  
Buyer's commission payable.

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**Park Village Auctions**  
**Lemmon Peel Management CC (in liquidation)**  
**(Master's Reference: G656/2022)**

Timed Online Auction Notice

**2023-03-13, 10:00, 22 Ellis Road, Alrode South Ext 2 (Erf 36 measuring 1552 square metres)**

Timed Online auction commences at 10:00 on Monday 13 March, 2023

Auction closes at 10:00 on Friday 17 March, 2023

A warehouse with a reception area, offices, staff cloakrooms, kitchen and storerooms. There is on-site parking for approximately 20 vehicles.

R10 000.00 refundable registration deposit payable.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.  
Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Park Village Auctions**  
**Gloriossa Investments CC (in liquidation)**  
**(Master's Reference: T003405/2021)**

Timed Online Auction Notice

**2023-03-13, 10:00, 67 Murray Road, Wadeville, Germiston (Re of Ptn 67 of the Farm Klippoortje No 110 - Measuring 1.2296 hectares)**

Timed Online auction commences at 10:00 on Monday 13 March, 2023

Auction closes at 10:00 on Friday 17 March, 2023

A Large truck and storage yard, with offices, storeroom/small workshop, carport and truck service ramp.

R10 000.00 refundable registration deposit payable.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.  
Buyer's commission payable.

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**PETER MASKELL AUCTIONEERS**  
**CENTRAL ZONE TRADING PTY LTD**  
**(Master's Reference: D172/2017)**

AUCTION NOTICE

**2023-03-22, 12:00, <https://bidlive.maskell.co.za>**

Duly instructed by the Joint Liquidators of Central Zone Trading (Pty) Ltd (in Liquidation), Master Ref.: D172/2017 - 5 PRIME DEVELOPMENT SITES with SEA VIEWS located on the South Coast - ST. MICHAELS ON SEA, MARGATE: Portion 0 of Erf 2193 in extent of 1 093sqm; Portion 0 of Erf 2194 in extent of 2731sqm; Portion 0 of Erf 2197 in extent of 843sqm; Portion 0 of Erf 2198 in extent of 843sqm; Portion 0 of Erf 2199 in extent of 843sqm. These sought after sites present an ideal opportunity for investors & developers to acquire at auction. Sites to be offered individually and thereafter as a lot. TERMS: R50 000 BUYER'S CARD DEPOSIT payable by EFT, 10% DEPOSIT ON EACH PROPERTY PAYABLE ON FALL OF HAMMER BY SUCCESSFUL BIDDER, FICA DOCS TO BE PROVIDED, SALE SUBJECT TO CONFIRMATION "ABOVE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE (E&OE)"

Danielle Hoskins, 47 Ohrtmann Road, Willowton, Pietermaritzburg. Tel: (033) 397 1190. Fax: (033) 397 1198. Web: [www.maskell.co.za](http://www.maskell.co.za). Email: [danielle@maskell.co.za](mailto:danielle@maskell.co.za). Ref: -

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**ARI AUCTIONEERS**  
**STEVAL ENGINEERING PTY LIMITED IN LIQUIDATION**  
**(Master's Reference: T382/2017)**

VACANT STAND - ROCKY DRIFT

**2023-03-22, 11:00, 6 JAN STREET, ROCKY DRIFT WHITE RIVER**

Erf 62 Rocky Drift Registration Division JT Mpumalanga Extent 1706m<sup>2</sup> - Vacant stand. 10% Deposit plus 6% Commission on the fall of the hammer. The balance of purchase price payable within 45days of acceptance. Acceptance and confirmation: The Sale will be subject to the consent and confirmation by the Liquidator within 14 days.

Sam Segopane, 21 Jan Street, Rocky Drift, White River. Tel: 074622 3202. Web: [www.ariauctions.co.za](http://www.ariauctions.co.za). Email: [engela@ariauctions.co.za](mailto:engela@ariauctions.co.za). Ref: ARI099



**Auctions Extreme**  
**Insolvent Estate of Rosewill Properties 120(PTY) LTD**  
**(Master's Reference: T3342/21)**

Insolvent Estate Auction

**2023-03-18, 11H00, On site -Lower Promenade DRIVE 46 Estate D'Afrique Hartebeespoort Dam**

Vacant undeveloped stand in the sought after Estate D'Afrique ,plus two Boathouses

Francois, 99 Okkerneut ave, Kempton park. Tel: 0827417904. Web: [www.ikapagroup.co.za](http://www.ikapagroup.co.za). Email: [francois@auctioneersextreme.com](mailto:francois@auctioneersextreme.com). Ref: -

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