



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 694

21

April  
April

2023

No. 48447

**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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ISSN 1682-5845



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**AIDS HELPLINE: 0800-0123-22 Prevention is the cure**

**IMPORTANT NOTICE:**

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

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

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

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

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

# Closing times for **ORDINARY WEEKLY** **LEGAL A, LEGAL B AND LEGAL C** **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.gpwonline.co.za](http://www.gpwonline.co.za) free of charge, should a proof of publication be required.
39. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such *Government Gazette*(s)

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

**Physical Address:**
**Government Printing Works**

149 Bosman Street

Pretoria

**Postal Address:**

Private Bag X85

Pretoria

0001

**GPW Banking Details:**
**Bank:** ABSA Bosman Street

**Account No.:** 405 7114 016

**Branch Code:** 632-005

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

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

**E-mail:** [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za)
**E-mail:** [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)
**Tel:** 012-748 6200

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

**E-mail:** [subscriptions@gpw.gov.za](mailto:subscriptions@gpw.gov.za)
**Tel:** 012-748-6066 / 6060 / 6058

**Fax:** 012-323-9574

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

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: 2021/55454

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

In the matter between: **TRANSNET SOC LTD, Plaintiff and MOHAMMED YAMEEN MAYAT T/A CYBERZONE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-16, 10:00, SHOP NO. G30, GROUND FLOOR, CARLTON SHOPPING CENTRE, 150 COMMISSIONER STREET, JOHANNESBURG, SOUTH AFRICA.**

INVENTORY OF MOVABLE PROPERTY ATTACHED:

1000 x T-SHIRTS  
1500 x LADIES JEANS  
300 x SHOES  
1 x CASH REGISTER  
300 x DRESSES  
40 x WATCHES  
17 x BELTS  
1000 x MEN JEANS  
1 x MUSIC SYSTEM  
1 X TV

Dated at PARKTOWN, 2023-04-14.

Attorneys for Plaintiff(s): NOTHEMBA GEORGE ATTORNEYS, 36 LOCH AVENUE, PARKTOWN, JOHANNESBURG, 2193. Telephone: 011 492 2127. Fax: 086 5925 197. Attorney Ref: MS N GEORGE/MAYAT/M967.

Case No: d8873/2021

Docex: DOCEX 120, PRETORIA

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

In the matter between: **SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and FAMEEDA ABDUL AZIZ (ID NUMBER: 790322 0047 08 6) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-05-08, 09:00, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM**

This sale is a sale in execution pursuant to a judgment granted in the High Court of South Africa, Kwazulu-Natal, Durban, under Writ of Execution issued thereafter, the immovable property listed hereunder will be sold with reserve price of R690 000.00 at the Sheriff's Offices Inanda District 2, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, at 09:00 am on MONDAY, 8 MAY 2023: ERF 2597 VERULAM (EXTENSION 25), REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 343 (THREE HUNDRED AND FORTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T8498/2020, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED, THE PROPERTY IS ZONED: RESIDENTIAL. MAGISTERIAL DISTRICT: Ethekwini. ALSO KNOWN AS: 30 KATZKOP DRIVE, MOUNTVIEW, VERULAM, KWAZULU-NATAL. The property consists of the following: SINGLE, SEMI DETACHED, SPLIT LEVEL, BRICK UNDER TILE, 1 X BEDROOM UPSTAIRS TILED WITH SEPARATE TOILET & BATHROOM CONSISTING OF TUB & WASH BASIN, 3 X BEDROOMS DOWNSTAIRS TILED, FAMILY LOUNGE TILED, DINING ROOM TILED, KITCHEN TILED, 1X TOILET & BATHROOM COMBINED WHICH IS SITUATED DOWNSTAIRS AND CONSIST OF TILES, WASH BASIN AND SHOWER CUBICLE, SLIDING DOOR UPSTAIRS, BALCONY, PASSAGE TILED, STAIRCASE TILED, DOUBLE MANUAL GARAGE, MANUAL IRON GATES, BLOCK FENCING. Nothing in this regards is guaranteed. 1. The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder; 2. The purchases shall pay a deposit of 10% (TEN PER CENT) of the purchases price and the auctioneer's commission to the Sheriff in cash or by way of EFT immediately after sale and provide proof thereof to the satisfaction of the Sheriff, to be secured by a Bank Guarantee, to be furnished to the Plaintiff's Attorney within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorney; 3. Transfer shall be effected by the attorneys for the Plaintiff and the purchases 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; 4. The full conditions of sale shall lie for inspection at the Sheriff's Office, Inanda

District 2, at 82 Trevenen Road, Lotusville, Verulam for 15 days prior to the date of sale; 5. The Rules of this auction and full advertisement is available 24 hours prior to the auction at the Sheriff's Office, Inanda District 2, at 82 Trevenen Road, Lotusville, Verulam; 6. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: 6.1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 6.2. Fica - legislation i. r. o. proof of identity and address particulars; 6.3. Payment of registration of R10 000.00 in cash only; 6.4. Registration of conditions. The office of the Sheriff of the High Court, Inanda District 2 will conduct the sale with auctioneers R R Singh (Sheriff) and / or Hashim Saib (Deputy Sheriff). Advertising cost at current publication rates and sale cost according to court rules apply.

Dated at PRETORIA, 2023-04-12.

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/DG39965.

**Case No: d8873/2021**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and FAMEEDA ABDUL AZIZ (ID NUMBER: 790322 0047 08 6) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-05-08, 09:00, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM**

This sale is a sale in execution pursuant to a judgment granted in the High Court of South Africa, Kwazulu-Natal, Durban, under Writ of Execution issued thereafter, the immovable property listed hereunder will be sold with reserve price of R690 000.00 at the Sheriff's Offices Inanda District 2, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, at 09:00 am on MONDAY, 8 MAY 2023: ERF 2597 VERULAM (EXTENSION 25), REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 343 (THREE HUNDRED AND FORTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T8498/2020, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED, THE PROPERTY IS ZONED: RESIDENTIAL. MAGISTERIAL DISTRICT: Ethekwini. ALSO KNOWN AS: 30 KATZKOP DRIVE, MOUNTVIEW, VERULAM, KWAZULU-NATAL. The property consists of the following: SINGLE, SEMI DETACHED, SPLIT LEVEL, BRICK UNDER TILE, 1 X BEDROOM UPSTAIRS TILED WITH SEPARATE TOILET & BATHROOM CONSISTING OF TUB & WASH BASIN, 3 X BEDROOMS DOWNSTAIRS TILED, FAMILY LOUNGE TILED, DINING ROOM TILED, KITCHEN TILED, 1X TOILET & BATHROOM COMBINED WHICH IS SITUATED DOWNSTAIRS AND CONSIST OF TILES, WASH BASIN AND SHOWER CUBICLE, SLIDING DOOR UPSTAIRS, BALCONY, PASSAGE TILED, STAIRCASE TILED, DOUBLE MANUAL GARAGE, MANUAL IRON GATES, BLOCK FENCING. Nothing in this regards is guaranteed. 1. The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder; 2. The purchases shall pay a deposit of 10% (TEN PER CENT) of the purchases price and the auctioneer's commission to the Sheriff in cash or by way of EFT immediately after sale and provide proof thereof to the satisfaction of the Sheriff, to be secured by a Bank Guarantee, to be furnished to the Plaintiff's Attorney within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorney; 3. Transfer shall be effected by the attorneys for the Plaintiff and the purchases 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; 4. The full conditions of sale shall lie for inspection at the Sheriff's Office, Inanda District 2, at 82 Trevenen Road, Lotusville, Verulam for 15 days prior to the date of sale; 5. The Rules of this auction and full advertisement is available 24 hours prior to the auction at the Sheriff's Office, Inanda District 2, at 82 Trevenen Road, Lotusville, Verulam; 6. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: 6.1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 6.2. Fica - legislation i. r. o. proof of identity and address particulars; 6.3. Payment of registration of R10 000.00 in cash only; 6.4. Registration of conditions. The office of the Sheriff of the High Court, Inanda District 2 will conduct the sale with auctioneers R R Singh (Sheriff) and / or Hashim Saib (Deputy Sheriff). Advertising cost at current publication rates and sale cost according to court rules apply.

Dated at PRETORIA, 2023-04-12.

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/DG39965.

**Case No: 54471/2020****Docex: DOCEX 120, PRETORIA**IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, JOHANNESBURG)**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and RIRHANDZU BARBARA MASHAVA (ID NUMBER: 820811 0630 08 5) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-05-08, 11:00, 229 BLACKWOOD STREET, HENNOPSPARK**

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 400 000.00, will be held by the Sheriff, CENTURION WEST, at 229 BLACKWOOD STREET, HENNOPSPARK on MONDAY the 8TH MAY 2023 at 11H00 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, CENTURION WEST, 1 DIRK SMITH INDUSTRIAL PARK, 14 JAKARANDA STREET, HENNOPSPARK during office hours: ERF 4712 KOSMOSDAL EXTENSION 81 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, IN EXTENT 432 (FOUR HUNDRED AND THIRTY TWO) SQUARE METRES. HELD BY DEED OF TRANSFER T4259/2018 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED AND SUBJECT TO THE CONDITIONS IMPOSED BY THE KOSMOSDAL 81,82,84 AND EXTENSION 85 HOME OWNERS ASSOCIATION, NPC REGISTRATION NUMBER 2007/030017/08. MAGISTERIAL DISTRICT: TSHWANE CENTRAL. ALSO KNOWN AS: 4712 SUMMERFIELD ESTATE, SAMRAND AVENUE AND WATER CRESCENT, KOSMOSDAL, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A House consisting of: 3 bedrooms, 1 bathroom, TV/living room, dining room, kitchen, double garage with single door, plaster as outer wall finishing. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) All bidders are required to pay R10,000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF CENTURION WEST'S OFFICE, 1 DIRK SMITH INDUSTRIAL PARK, 14 JAKARANDA STREET, HENNOPSPARK. TELEPHONE NUMBER: (012) 653-1085.

Dated at PRETORIA, 2023-04-12.

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/DG39776.

**Case No: 56449/2021****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 KWANELE CUBA (ID NUMBER: 841213 5360 08 8) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-05-08, 11:00, 229 BLACKWOOD STREET, HENNOPSPARK**

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 R885 000.00, will be held by the Sheriff, CENTURION WEST, at 229 BLACKWOOD STREET, HENNOPSPARK on MONDAY the 8TH MAY 2023 at 11H00 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, CENTURION WEST, 1 DIRK SMITH INDUSTRIAL PARK, 14 JAKARANDA STREET, HENNOPSPARK during office hours: A UNIT CONSISTING OF (A) SECTION NO. 13 AS SHOWN AS MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS608/2011, IN THE SCHEME KNOWN AS SEDGE CLOSE,

IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT THE REEDS EXTENSION 45 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 100 (ONE HUNDRED) 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 ST65055/2019, AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF ARUNDO BIESIESRIET HOME OWNER'S ASSOCIATION NPC REGISTRATION NUMBER 2007/010712/08). MAGISTERIAL DISTRICT: TSHWANE CENTRAL. ALSO KNOWN AS: UNIT 13 SEDGE CLOSE ARUNDO ESTATE, RIETSPRUIT ROAD, THE REEDS, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A House consisting of: 2 bedrooms, 2 bathrooms, TV/living room, dining room, kitchen, 2 carports, plaster as outer wall finishing and tiles as roof finishing. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) All bidders are required to pay R10,000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF CENTURION WEST'S OFFICE, 1 DIRK SMITH INDUSTRIAL PARK, 14 JAKARANDA STREET, HENNOSPARK. TELEPHONE NUMBER: (012) 653-1085.

Dated at PRETORIA, 2023-04-12.

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/DG40212.

**Case No: 323/2020**

**Docex: DOCEX 3, TONGAAT**

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

**In the matter between: SAHADEW BHARUTH, Plaintiff and DESAI VARJIVANDAS PURSHOTTAMDAS, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-09, 10:00, OUTSIDE THE OFFICE OF THE SHERIFF FOR LOWER TUGELA AT SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER/KWADUKUZA**

PROPERTY DESCRIPTION: 1/7th SHARE IN AND TO PORTION 424 OF ERF 49 NO. 862, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL

IN EXTENT 7,1566 (SEVEN COMMA ONE FIVE SIX SIX) HECTARES

PHYSICAL ADDRESS: R102, SUGARCANELAND, FAIRBREEZE, TONGAAT

IMPROVEMENTS: UNIMPROVED

ZONING OF PROPERTY: AGRICULTURAL

TITLE DEED NO: T7132/1962

Take further notice that:

1. The sale is a sale in execution pursuant to a judgement obtained in the above Court.
2. The Rules of this auction is available twenty four(24) hours prior to the auction at the office of the Sheriff of Lower Tugela at Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger, Kwa Dukuza.
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 of 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.

The conditions of sale may be inspected at the office of the Sheriff of Lower Tugela, Suite, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger/Kwadukuza.

Dated at TONGAAT, 2023-03-17.

Attorneys for Plaintiff(s): BALA NAIDOO AND COMPANY, SUITE 1, ASHANTI CENTRE, 19 ARBEE DRIVE TONGAAT, 4399. Telephone: 0329451371. Attorney Ref: BN/dr/SA083-001.

**Case No: 323/2020**

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=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: 20151/2020**

**Docex: Docex 262, JOHANNESBURG**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and GRIBB, B C, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-05, 10:00, Sheriff of the High Court, at Cnr Frikkie Meyer Boulevard and Kelvin Boulevard,  
Vanderbijlpark**

Certain: Holding 12, Stefano Park Agricultural Holdings; Registration Division: IQ; situated at 12 Elizabeth Eybers Street, Stephano Park Ah, Vanderbijlpark; measuring 2,1421 hectares; Zoned: Residential held under Deed of Transfer No. T66123/2019.

Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) A dwelling house with 3 bedrooms, 2 bathrooms, 2 toilets, kitchen, lounge, dining room, garage and granny flat.

The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Vanderbijlpark at Cnr Frikkie Meyer Boulevard and Kelvin 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 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 Cnr Frikkie Meyer Boulevard and Kelvin Boulevard, Vanderbijlpark during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-04-05.

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

**Case No: 51523/2021**

**Docex: Docex 262, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and MABASO, M P, Defendant**

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

**2023-05-05, 10h00, Acting Sheriff of the High Court, Westonaria at 50 Edwards Avenue, Westonaria**

Certain: Erf 4134, Protea Glen Extension; Registration Division: I.Q.; situated at House 4134 (Situated at 3 Igxna Street), Protea Glen Extension 3; measuring 234 square metres; Zoned Residential; held under Deed of Transfer No. T18747/2002.

Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 3 x Servant's Rooms, 1 x Toilet

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 Acting Sheriff Westonaria at 50 Edwards Avenues, Westonaria.

The Acting Sheriff Westonaria will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment

of a Registration Fee of R50 000.00 (refundable) one (1) day prior to the date of sale by way of EFT or bank guaranteed cheque, NO CASH ACCEPTED, in order to obtain a buyers card. D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff Westonia at 50 Edwards Avenue, Westonia during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-04-05.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Telephone: 011 628 9300. Attorney Ref: W Hodges/RN5839.

**Case No: 1232/2020**

**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 MARK ANTHONY CRADDOCK, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: P & L BUILDING, GROUND FLOOR, CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

In pursuance of a judgment granted by this Honourable Court on 10 FEBRUARY 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 R390 000.00, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

ERF 382 VANDERBIJL PARK CENTRAL EAST NO 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 860 (EIGHT HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER T70472/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 24 MADERNA STREET, VANDERBIJLPARK CE 2, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: SINGLE FREESTANDING DWELLING, WALLS: BRICK, ROOF: TILE, FLOORS: TILES, ROOMS: LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN, LAUNDRY, 2 BATHROOMS & OUTBUILDING: SINGLE FREESTANDING DWELLING, WALLS: BRICK, ROOF: TILE & CARPORT & BOUNDARY: BRICK FENCE

RULES OF AUCTION:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - 4.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - 4.2 FICA legislation i.r.o. proof of identity and address particulars.
  - 4.3 Payment of registration deposit of R10 000.00 in cash or eft.
5. All goods will be sold "voetstoots".
6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.
7. The auctioneer will be Mr P Ora and/or Mr S Van Biljon.
8. Not less than 25 days prior to the date of the sale, any interested party may submit to the sheriff, in writing, further or amended conditions of sale.

9. Not less than 10 days prior to the date of the sale, any interested party may, subject to rule 46A and any order made by the court under the provisions thereof, and upon 24 hours notice to all known affected parties apply to the magistrate of the district in which the attached immovable property is to be sold for any modification of the conditions of sale and the magistrate may make such order thereon, including an appropriate order as to costs.

10. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof of the satisfaction of the sheriff.

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

11.1 6% on the first R100 000.00 of the proceeds of sale

11.2 3.5% on R100 001.00 to R400 000.00 and

11.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at PRETORIA, 2023-04-11.

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: S13334/DBS/N FOORD/CEM.

**Case No: 37069/2018**

**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 ITUMELENG GARNET IRVIN LESOLE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: P & L BUILDING, GROUND FLOOR, CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

In pursuance of a judgment granted by this Honourable Court on 29 JULY 2019, a Warrant of Execution issued on 2 SEPTEMBER 2019, and an Order in terms of Rule 46A(9)(c) granted on 4 NOVEMBER 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R70 000.00, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 27 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS157/1981 IN THE SCHEME KNOWN AS JANELL, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 513 VANDERBIJL PARK CENTRAL WEST 2 TOWNSHIP, LOCAL AUTHORITY: IN THE EMFULENI LOCAL 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 ST6331/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: UNIT 27 JANELL PLACE, BECQUEREL STREET, VANDERBIJLPARK CW 2, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 2 BEDROOMS, BATHROOM, KITCHEN, CARPORT, BURGLAR BARS, SECURITY GATES

RULES OF AUCTION:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.

3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark.

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

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

4.2 FICA legislation i.r.o. proof of identity and address particulars.

4.3 Payment of registration deposit of R10 000.00 in cash or eft.

5. All goods will be sold "voetstoots".

6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.

7. The auctioneer will be Mr P Ora and/or Mr S Van Biljon.

8. Not less than 25 days prior to the date of the sale, any interested party may submit to the sheriff, in writing, further or amended conditions of sale.

9. Not less than 10 days prior to the date of the sale, any interested party may, subject to rule 46A and any order made by the court under the provisions thereof, and upon 24 hours notice to all known affected parties apply to the magistrate of the district in which the attached immovable property is to be sold for any modification of the conditions of sale and the magistrate may make such order thereon, including an appropriate order as to costs.

10. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof of the satisfaction of the sheriff.

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

11.1 6% on the first R100 000.00 of the proceeds of sale

11.2 3.5% on R100 001.00 to R400 000.00 and

11.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at PRETORIA, 2023-04-12.

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: S12673/DBS/N FOORD/CEM.

**Case No: 5916/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MUSA MAKAMU, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-12, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: P & L BUILDING, GROUND FLOOR, CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

In pursuance of a judgment granted by this Honourable Court on 20 JULY 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 R350 000.00, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

PORTION 334 OF ERF 540 VANDERBIJL PARK CENTRAL EAST NUMBER 3 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 214 (TWO HUNDRED AND FOURTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T68196/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 334 MIAMI SANDS AND KUBU STREET, VANDERBIJL PARK CE 3, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: SINGLE FREESTANDING STOREY, WALLS: TIMBER, ROOF: TILE, FLOORS: TILES, ROOMS: LOUNGE, 2 BEDROOMS, BATHROOM, TOILET

RULES OF AUCTION:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - 4.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - 4.2 FICA legislation i.r.o. proof of identity and address particulars.
  - 4.3 Payment of registration deposit of R10 000.00 in cash or eft.
5. All goods will be sold "voetstoots".
6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.
7. The auctioneer will be Mr P Ora and/or Mr S Van Biljon.
8. Not less than 25 days prior to the date of the sale, any interested party may submit to the sheriff, in writing, further or amended conditions of sale.
9. Not less than 10 days prior to the date of the sale, any interested party may, subject to rule 46A and any order made by the court under the provisions thereof, and upon 24 hours notice to all known affected parties apply to the magistrate of the district in which the attached immovable property is to be sold for any modification of the conditions of sale and the magistrate may make such order thereon, including an appropriate order as to costs.
10. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof of the satisfaction of the sheriff.
11. The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:
  - 11.1 6% on the first R100 000.00 of the proceeds of sale
  - 11.2 3.5% on R100 001.00 to R400 000.00 and
  - 11.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at PRETORIA, 2023-04-11.

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: F9969/DBS/N FOORD/CEM.

**Case No: 37647/2019**

**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 STEVEN TSHABALALA, 1<sup>st</sup> Defendant and MABODIBE CHRISTINA TSHABALALA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: P & L BUILDING, GROUND FLOOR, CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

In pursuance of a judgment granted by this Honourable Court on 4 MAY 2020, a Warrant of Execution issued on 27 JANUARY 2021, and an Order in terms of Rule 46A(9)(c) granted on 28 OCTOBER 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R275 699.66, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

ERF 1532 TSHEPISO TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 240 (TWO HUNDRED AND FORTY) SQUARE METRES, HELD BY DEED OF TRANSFER T1581/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 1532 TSHEPISO STREET, VANDERBIJLPARK, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDING: GARAGE, TOILET, LAUNDRY & OTHER FACILITY: COVERED PATIO

RULES OF AUCTION:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - 4.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - 4.2 FICA legislation i.r.o. proof of identity and address particulars.
  - 4.3 Payment of registration deposit of R10 000.00 in cash or eft.
5. All goods will be sold "voetstoots".
6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.
7. The auctioneer will be Mr P Ora and/or Mr S Van Biljon.
8. Not less than 25 days prior to the date of the sale, any interested party may submit to the sheriff, in writing, further or amended conditions of sale.
9. Not less than 10 days prior to the date of the sale, any interested party may, subject to rule 46A and any order made by the court under the provisions thereof, and upon 24 hours notice to all known affected parties apply to the magistrate of the district in which the attached immovable property is to be sold for any modification of the conditions of sale and the magistrate may make such order thereon, including an appropriate order as to costs.
10. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof of the satisfaction of the sheriff.
11. The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:
  - 11.1 6% on the first R100 000.00 of the proceeds of sale
  - 11.2 3.5% on R100 001.00 to R400 000.00 and
  - 11.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account)..

Dated at PRETORIA, 2023-04-11.

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: S12828/DBS/N FOORD/GEM.

**Case No: 3040/2022**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MERVYN GREGORY PETER PHILLIPS, 1<sup>st</sup> Defendant, JUNE SYLVIA PHILLIPS, 2<sup>nd</sup> Defendant and COLLEEN CLEVIS THOMPSON, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-16, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG WEST: 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, GAUTENG**

In pursuance of a judgment granted by this Honourable Court on 22 JUNE 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 JOHANNESBURG WEST, to the highest bidder.

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

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

ERF 2083 RIVERLEA EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T42372/2007, SUBJECT TO ALL THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY THE RESERVATION OF RIGHTS TO MINERALS

(also known as: 11 HUMMINGBIRD STREET, RIVERLEA EXTENSION 3, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

TAKE FURTHER NOTICE THAT:

1. Sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtor(s) for money owing to the Execution Creditor.

2. Rules of auction and conditions of sale may be inspected at the Sheriff's office, SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, GAUTENG, 24 hours prior to the auction.

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

4. All bidders are required to pay a R30 000.00 (REFUNDABLE) registration fee via eft prior to the commencement of the auction in order to obtain a buyer's card.

5. Registration for auctions is open the day before from 9:30 to 1Pm and closes at 09:30 on the day of auction.

6. The Sheriff, MR INDRAN ADIMOOLUM, will conduct the auction.

7. The Purchaser shall pay to the Sheriff a deposit of ten per cent (10%) of the purchase price in cash or by bank guaranteed cheque on the day of the sale.

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

Dated at JOHANNESBURG, 2022-11-08.

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: G7520/DBS/N FOORD/CEM.

**Case No: 18810/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and EMELIA ADJELEY MENSAH, 1<sup>st</sup> Defendant, PATRICK YAW BUDU, 2<sup>nd</sup> Defendant and MAXWELL ARTHUR, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, THE SHERIFF'S OFFICE, KEMPTON PARK AND TEMBISA: 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK**

In pursuance of a judgment granted by this Honourable Court on 6 OCTOBER 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 R767 000.00, by the Sheriff of the High Court KEMPTON PARK AND TEMBISA, to the highest bidder.

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

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

ERF 499 TERENURE EXTENSION 15 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 980 (NINE HUNDRED AND EIGHTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T3881/2010, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS

(also known as: 34 BOSDUIF CURVE, TERENURE EXTENSION 15, KEMPTON PARK, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 3 BEDROOMS, BATHROOM, TV/LIVING ROOM, KITCHEN, CARPORT AND GARAGE

Dated at PRETORIA, 2023-03-10.

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: G12505/DBS/N FOORD/CEM.

**Case No: 9011/2019**

**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 FAUSTINO HERBERT VOLLENHOVEN  
LYNN CHARLOTTE VOLLENHOVEN, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, WYNBERG COURTHOUSE, CHURCH STREET, WYNBERG**

In pursuance of a judgment granted by this Honourable Court on 6 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 R650 000.00, by the Sheriff of the High Court WYNBERG SOUTH at WYNBERG COURTHOUSE, CHURCH STREET, WYNBERG, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, WYNBERG SOUTH: 7 ELECTRIC ROAD, WYNBERG, 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 1575 ZEEKOEVLEI, IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE WESTERN CAPE, IN EXTENT: 186 (ONE HUNDRED AND EIGHTY SIX) SQUARE METRES, HELD BY THE DEED OF TRANSFER NO. T70303/2003, SUBJECT TO THE CONDITIONS RELATING THERETO

(also known as: 135 ZEEKOE ROAD, LOTUS RIVER, WESTERN CAPE)

MAGISTERIAL DISTRICT: WYNBERG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

BRICK DWELLING UNDER TILED ROOF COMPRISING OF 2 BEDROOMS, OPEN-PLAN LIVING ROOM/KITCHEN AND FAMILY BATHROOM/TOILET

Dated at PRETORIA, 2023-03-09.

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: U22323/DBS/N FOORD/CEM.

Case No: 17926/2021

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 WESSEL JOHANNES SMAL, 1<sup>st</sup> Defendant and MARTIE LORAIN SMAL, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 10:00, THE SHERIFF'S OFFICE, BRONKHORSTSPRUIT: 51 KRUGER STREET, BRONKHORSTSPRUIT**

In pursuance of a judgment granted by this Honourable Court on 8 NOVEMBER 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 R737 957.58, by the Sheriff of the High Court BRONKHORSTSPRUIT, to the highest bidder.

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

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

REMAINING EXTENT OF ERF 433 ERASMUS TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, IN EXTENT: 1 301 (ONE THOUSAND THREE HUNDRED AND ONE) SQUARE METRES, HELD BY DEED OF TRANSFER T43891/2019. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 72 FIDDES STREET, ERASMUS, BRONKHORSTSPRUIT, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 2 BATHROOMS, 2 SEPARATE TOILETS, COVERED PATIO & OUTBUILDING: GARAGE, STAFF QUARTERS, STAFF BATHROOM, STORE ROOM, 4 CARPORTS & OTHER FACILITY: ELECTRONIC GATE

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 Bronkhorstspuit at 51 Kruger Street, Bronkhorstspuit

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. certified copies of identity document and proof of residential address particulars

\* Payment of R20 000.00 refundable registration fee on date of auction in cash or bank guaranteed cheque

\* Registration of Conditions

The office of the Sheriff for Bronkhorstspuit will conduct the sale with auctioneer Shiraaz Dawood (Sheriff) and/or his representatives.

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

Dated at PRETORIA, 2023-03-06.

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: ABSA/GUNKO.

**Case No: 32896/2017****Docex: DOCEX 178, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ALEXIA  
NOKUTHULA MABANDLA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-16, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG SOUTH: SHOP NO. 2 VISTA CENTRE, 22  
HILARY ROAD, CNR TREVOR STREET, GILLVIEW, JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 31 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 R480 000.00, by the Sheriff of the High Court JOHANNESBURG SOUTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, JOHANNESBURG 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 1086 KENILWORTH TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 463 (FOUR HUNDRED AND SIXTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T36050/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 44 LEO STREET, KENILWORTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, BATHROOM, TOILET &  
OUTBUILDING: 6 ATTACHED ROOMS, TOILET

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - b) FICA - legislation i.r.o. proof of identity and address particulars.
  - c) Payment of a Registration Fee of R50 000.00 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 office of the Sheriff for Johannesburg South will conduct the sale with 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.

Dated at PRETORIA, 2023-03-07.

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: G4957/DBS/N FOORD/CEM.

Case No: 37069/2018

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 ITUMELENG  
GARNET IRVIN LESOLE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: UNIT 5B SENTIO BUILDING,  
FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK**

In pursuance of a judgment granted by this Honourable Court on 29 JULY 2019, a Warrant of Execution issued on 2 SEPTEMBER 2019, and an Order in terms of Rule 46A(9)(c) granted on 4 NOVEMBER 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R70 000.00, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 27 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS157/1981 IN THE SCHEME KNOWN AS JANELL, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 513 VANDERBIJL PARK CENTRAL WEST 2 TOWNSHIP, LOCAL AUTHORITY: IN THE EMFULENI LOCAL 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 ST6331/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: UNIT 27 JANELL PLACE, BECQUEREL STREET, VANDERBIJLPARK CW 2, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 2 BEDROOMS, BATHROOM, KITCHEN, CARPORT, BURGLAR BARS, SECURITY GATES

RULES OF AUCTION:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, Unit 5B Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - 4.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - 4.2 FICA legislation i.r.o. proof of identity and address particulars.
  - 4.3 Payment of registration deposit of R10 000.00 in cash or eft.
5. All goods will be sold "voetstoots".
6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.
7. The auctioneer will be Mr MK Naidoo and/or Mr S Van Biljon.
8. Not less than 25 days prior to the date of the sale, any interested party may submit to the sheriff, in writing, further or amended conditions of sale.
9. Not less than 10 days prior to the date of the sale, any interested party may, subject to rule 46A and any order made by the court under the provisions thereof, and upon 24 hours notice to all known affected parties apply to the magistrate of the district in which the attached immovable property is to be sold for any modification of the conditions of sale and the magistrate may make such order thereon, including an appropriate order as to costs.
10. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof of the satisfaction of the sheriff.

11. The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:
- 11.1 6% on the first R100 000.00 of the proceeds of sale
- 11.2 3.5% on R100 001.00 to R400 000.00 and
- 11.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at PRETORIA, 2023-03-06.

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: S12673/DBS/N FOORD/CEM.

**Case No: 37647/2019**  
**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 STEVEN TSHABALALA**

**MABODIBE CHRISTINA TSHABALALA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: UNIT 5B SENTIO BUILDING, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK**

In pursuance of a judgment granted by this Honourable Court on 4 MAY 2020, a Warrant of Execution issued on 27 JANUARY 2021, and an Order in terms of Rule 46A(9)(c) granted on 28 OCTOBER 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R275 699.66, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

ERF 1532 TSHEPISO TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 240 (TWO HUNDRED AND FORTY) SQUARE METRES, HELD BY DEED OF TRANSFER T1581/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 1532 TSHEPISO STREET, VANDERBIJLPARK, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDING: GARAGE, TOILET, LAUNDRY & OTHER FACILITY: COVERED PATIO

RULES OF AUCTION:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, Unit 5B Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - 4.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - 4.2 FICA legislation i.r.o. proof of identity and address particulars.
  - 4.3 Payment of registration deposit of R10 000.00 in cash or eft.
5. All goods will be sold "voetstoots".
6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.
7. The auctioneer will be Mr MK Naidoo and/or Mr S Van Biljon.

8. Not less than 25 days prior to the date of the sale, any interested party may submit to the sheriff, in writing, further or amended conditions of sale.

9. Not less than 10 days prior to the date of the sale, any interested party may, subject to rule 46A and any order made by the court under the provisions thereof, and upon 24 hours notice to all known affected parties apply to the magistrate of the district in which the attached immovable property is to be sold for any modification of the conditions of sale and the magistrate may make such order thereon, including an appropriate order as to costs.

10. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof of the satisfaction of the sheriff.

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

11.1 6% on the first R100 000.00 of the proceeds of sale

11.2 3.5% on R100 001.00 to R400 000.00 and

11.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at PRETORIA, 2023-01-30.

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: S12828/DBS/N FOORD/CEM.

**Case No: 1232/2020**

**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 MARK ANTHONY CRADDOCK, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-12, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: UNIT 5B SENTIO BUILDING, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK**

In pursuance of a judgment granted by this Honourable Court on 10 FEBRUARY 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 R390 000.00, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

ERF 382 VANDERBIJL PARK CENTRAL EAST NO 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 860 (EIGHT HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER T70472/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 24 MADERNA STREET, VANDERBIJLPARK CE 2, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: SINGLE FREESTANDING DWELLING, WALLS: BRICK, ROOF: TILE, FLOORS: TILES, ROOMS: LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN, LAUNDRY, 2 BATHROOMS & OUTBUILDING: SINGLE FREESTANDING DWELLING, WALLS: BRICK, ROOF: TILE & CARPORT & BOUNDARY: BRICK FENCE

RULES OF AUCTION:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, Unit 5B Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:

- 4.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- 4.2 FICA legislation i.r.o. proof of identity and address particulars.
- 4.3 Payment of registration deposit of R10 000.00 in cash or eft.
5. All goods will be sold "voetstoots".
6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.
7. The auctioneer will be Mr MK Naidoo and/or Mr S Van Biljon.
8. Not less than 25 days prior to the date of the sale, any interested party may submit to the sheriff, in writing, further or amended conditions of sale.
9. Not less than 10 days prior to the date of the sale, any interested party may, subject to rule 46A and any order made by the court under the provisions thereof, and upon 24 hours notice to all known affected parties apply to the magistrate of the district in which the attached immovable property is to be sold for any modification of the conditions of sale and the magistrate may make such order thereon, including an appropriate order as to costs.
10. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof of the satisfaction of the sheriff.
11. The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:
- 11.1 6% on the first R100 000.00 of the proceeds of sale
- 11.2 3.5% on R100 001.00 to R400 000.00 and
- 11.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at PRETORIA, 2023-01-26.

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: S13334/DBS/N FOORD/CEM.

**Case No: 5916/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED), Plaintiff and MUSA MAKAMU, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: UNIT 5B SENTIO BUILDING, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK**

In pursuance of a judgment granted by this Honourable Court on 20 JULY 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 R350 000.00, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

PORTION 334 OF ERF 540 VANDERBIJL PARK CENTRAL EAST NUMBER 3 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 214 (TWO HUNDRED AND FOURTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T68196/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 334 MIAMI SANDS AND KUBU STREET, VANDERBIJL PARK CE 3, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: SINGLE FREESTANDING STOREY, WALLS: TIMBER, ROOF: TILE, FLOORS: TILES, ROOMS: LOUNGE, 2 BEDROOMS, BATHROOM, TOILET

## RULES OF AUCTION:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, Unit 5B Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - 4.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - 4.2 FICA legislation i.r.o. proof of identity and address particulars.
  - 4.3 Payment of registration deposit of R10 000.00 in cash or eft.
5. All goods will be sold "voetstoots".
6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.
7. The auctioneer will be Mr MK Naidoo and/or Mr S Van Biljon.
8. Not less than 25 days prior to the date of the sale, any interested party may submit to the sheriff, in writing, further or amended conditions of sale.
9. Not less than 10 days prior to the date of the sale, any interested party may, subject to rule 46A and any order made by the court under the provisions thereof, and upon 24 hours notice to all known affected parties apply to the magistrate of the district in which the attached immovable property is to be sold for any modification of the conditions of sale and the magistrate may make such order thereon, including an appropriate order as to costs.
10. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof of the satisfaction of the sheriff.
11. The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:
  - 11.1 6% on the first R100 000.00 of the proceeds of sale
  - 11.2 3.5% on R100 001.00 to R400 000.00 and
  - 11.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at PRETORIA, 2023-01-26.

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: F9969/DBS/N FOORD/CEM.

**Case No: 1232/2020**

**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 MARK ANTHONY CRADDOCK, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: UNIT 5B SENTIO BUILDING, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK**

In pursuance of a judgment granted by this Honourable Court on 10 FEBRUARY 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 R390 000.00, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

ERF 382 VANDERBIJL PARK CENTRAL EAST NO 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 860 (EIGHT HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER T70472/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 24 MADERNA STREET, VANDERBIJLPARK CE 2, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: SINGLE FREESTANDING DWELLING, WALLS: BRICK, ROOF: TILE, FLOORS: TILES, ROOMS: LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN, LAUNDRY, 2 BATHROOMS & OUTBUILDING: SINGLE FREESTANDING DWELLING, WALLS: BRICK, ROOF: TILE & CARPORT & BOUNDARY: BRICK FENCE

RULES OF AUCTION:

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.
2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark, Unit 5B Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - 4.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - 4.2 FICA legislation i.r.o. proof of identity and address particulars.
  - 4.3 Payment of registration deposit of R10 000.00 in cash or eft.
5. All goods will be sold "voetstoots".
6. The Plaintiff has to attend the Auction to protect his interest or get interested buyers to purchase at the sale to avoid items sold below value.
7. The auctioneer will be Mr MK Naidoo and/or Mr S Van Biljon.
8. Not less than 25 days prior to the date of the sale, any interested party may submit to the sheriff, in writing, further or amended conditions of sale.
9. Not less than 10 days prior to the date of the sale, any interested party may, subject to rule 46A and any order made by the court under the provisions thereof, and upon 24 hours notice to all known affected parties apply to the magistrate of the district in which the attached immovable property is to be sold for any modification of the conditions of sale and the magistrate may make such order thereon, including an appropriate order as to costs.
10. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof of the satisfaction of the sheriff.
11. The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:
  - 11.1 6% on the first R100 000.00 of the proceeds of sale
  - 11.2 3.5% on R100 001.00 to R400 000.00 and
  - 11.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at PRETORIA, 2023-01-26.

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: S13334/DBS/N FOORD/CEM.

**Case No: 1072/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-10, 10:00, The Sheriff's Office, 51A Dr Beyers Naude Street, Standerton**

DESCRIPTION: ERF 1158 STANDERTON EXTENTION 3 TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 1 094 (ONE THOUSAND AND NINETY FOUR) SQUARE METRES / HELD BY DEED OF TRANSFER T14016/2015 / SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN / Physical address is 8 CEDAR STREET, STANDERTON .

IMPROVEMENTS - (Not guaranteed): MAIN DWELLING : 1 X ENTRANCE HALL / 1 X LOUNGE / 1 X DINING ROOM / 1 X KITCHEN / 4 X BEDROOM / 1 X WC / 1 X BATHROOM / 1 X SHOWER / 3 X WC / 3 X

CARPORTS / 1 X ENTERTAINMENT AREA / 4 X ROOMS / SHOWER / WC. / GRANNY FLAT: 1 X LOUNGE / 1 X KITCHEN / 1 X BEDROOM / 1 X SHOWER / 1 X WC.

Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price of 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, 51A DR BEYERS NAUDE STREET, STANDERTON. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>). / 9. The auction will be conducted by the Sheriff, I DU PLESSIS, or her deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2023-03-08.

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 / FL0058.

Saak No: 092019

Docex: 18

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

**In the matter between: OOS VRYSTAAT KAAP OPERATIONS, Plaintiff and OOS VRYSTAAT KAAP OPERATIONS LIMITED // FRIEDERICH LOESCH N.O., FIRST DEFENDANT, ERNA BURGER N.O., SECOND DEFENDANT and FRANS WILLEM PETRUS BURGER N.O. (SAXONY LANDGOED TRUST NO. IT 1157/97), THIRD DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-12, 12:00, 21 CHURCH STREET LADYBRAND MAGISTRATE'S COURT**

PROPERTY DESCRIPTION: FARM GELUK NO. 1 007, DISTRICT LADYBRAND, PROVINCE FREE STATE

IN EXTENT: 70.5507 HA (SEVENTY COMMA FIVE FIVE ZERO SEVEN) hectare

HELD BY DEED OF TRANSFER NUMBER T31326/2004

THE PROPERTY IS ZONED: AGRICULTURAL

Description: 3x dams and Grazing Field

(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 Theunissen's Offices with address 42

CNR ANDRIES PRETORIUS & LE ROUX STREETS, NO 5 ULANDI HOUSE, THEUNISSEN and/or at the Offices of the Attorney of plaintiff, Messrs

SYMINGTON DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, 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 Theunissen

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

The Office of the Sheriff will conduct the sale with auctioneer MA MOTSOLO. Advertising costs at current publication tariffs & sale costs according court

rules will apply.

Dated at BLOEMFONTEIN, 2023-03-27.

Attorneys for Plaintiff(s): SYMINGTON DE KOK ATTORNEYS, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: GERHARD DU TOIT. Attorney Acct: FKB0060.

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**Case No: 56688/2021**

**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Firstrand Bank Limited, Plaintiff and Khelvin Avellana, First Defendant and Elenita Avellana, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, Pursuant to a judgment order obtained, a sale in execution will be held, with a reserve price of at least R294 000.00, by the Sheriff Roodepoort at 182 Progress Avenue, Lindhaven Roodepoort**

## PROPERTY DESCRIPTION

A unit consisting of:-

(a) Section No. 34 as shown and more fully described on the Sectional Plan No SS369/1996, in the scheme known as FLAMINGO VILLAS in respect of the land and building or buildings situate at GROBLERPARK EXTENSION 56 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 58 (FIFTY EIGHT) square metres in extent; and

(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 ST41736/2016

STREET ADDRESS: UNIT 34 (DOOR 34) FLAMINGO VILLAS, VERMOOTEN STREET, GROBLERPARK EXT 56, ROODEPOORT, GAUTENG PROVINCE, SITUATED IN THE JOHANNESBURG-WEST (ROODEPOORT) MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG LOCAL MUNICIPALITY

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

SEMI DETACHED SIMPLEX TOWNHOUSE CONSTRUCTED OF BRICK WITH A TILE ROOF CONSISTING OF A LOUNGE, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS, 1 CARPORT

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Roodepoort, 182 Progress Avenue, Lindhaven, Roodepoort, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-04-13.

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 / MAT12678.

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**Case No: 25601/2022**

**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firstrand Bank Limited, Plaintiff and Sindisiwe Christina Makhubela, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-08, 11:00, Pursuant to a judgment order obtained, a sale in execution will be held, with a reserve price of at least R100 000.00, by the Sheriff Centurion West at 229 Blackwood Street, Hennospark, Centurion**

## PROPERTY DESCRIPTION

A unit consisting of:-

(a) Section No. 29 as shown and more fully described on the Sectional Plan No SS377/2010, in the scheme known as PISCES in respect of the land and building or buildings situate at ERF 3254 KOSMOSDAL EXTENSION 66 TOWNSHIP; LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 49 (FORTY 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 ST80431/2018

STREET ADDRESS: UNIT 29 PISCES COMPLEX, 6950 HONEYBUZARD STREET, KOSMOSDAL EXT 66, CENTURION, PRETORIA, GAUTENG, situated within the PRETORIA (TSHWANE) MAGISTERIAL DISTRICT AND TSHWANE METROPOLITAN MUNICIPALITY

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

TWO BEDROOM SIMPLEX SECTIONAL TITLE UNIT IN A SECURITY ESTATE KNOWN AS THE COSMOS. THE UNIT IS CONSTRUCTED OF BRICK WITH A TILE ROOF AND CONSISTS OF A LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 TOILET AND 2 CARPORTS

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Centurion-West at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-04-13.

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 / MAT12490.

**Case No: 2019/40008**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Firstrand Bank Limited, Plaintiff and Lawrence Masulubela, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, Pursuant to a judgment order obtained, a sale in execution will be held, with a reserve price of at least R528 046.89, by the Sheriff Roodepoort at 182 Progress Avenue, Lindhaven Roodepoort**

## PROPERTY DESCRIPTION

A unit consisting of:-

(a) Section No. 15 as shown and more fully described on the Sectional Plan No SS186/2005, in the scheme known as GRANT BURGE in respect of the land and building or buildings situate at WILLOWBROOK EXTENSION 20 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 115 (ONE HUNDRED AND FIFTEEN) 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 ST8124/2007

STREET ADDRESS: UNIT 15 GRANT BURGE, VAN DER KLOOF AVENUE, WILLOWBROOK EXT 20, GAUTENG PROVINCE, SITUATED IN THE ROODEPOORT MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG LOCAL MUNICIPALITY

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

A SECTIONAL TITLE UNIT SITUATED IN A SECURE COMPLEX CONSTRUCTED OF BRICK WITH A TILE ROOF CONSISTING OF A LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS, 2 GARAGES

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Roodepoort, 182 Progress Avenue, Lindhaven, Roodepoort, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-04-13.

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 / MAT12731.

**Case No: 2021/20074**

**Docex: Docex 9, Hatfield**

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

**In the matter between: Firstrand Bank Limited, Plaintiff and Dlungwane, Manwoba, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 11:00, Pursuant to a judgment order obtained, a sale in execution will be held, with a reserve price of at least R850 000.00, by the Acting Sheriff Randburg South-West at 24 Rhodes Street, Kensington B, Randburg**

PROPERTY DESCRIPTION

A unit consisting of:-

(a) Section No. 64 as shown and more fully described on the Sectional Plan No SS248/1997, in the scheme known as ALPINE VILLAGE in respect of the land and building or buildings situate at SONNEGLANS EXTENSION 17 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 77 (SEVENTY SEVEN) square metres in extent; and

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

Held by Deed of Transfer No ST52416/2015

STREET ADDRESS: UNIT 64 (DOOR NR: 64) ALPINE VILLAGE, NYALA STREET / ROAD, SONNEGLANS EXT 17, RANDBURG, GAUTENG PROVINCE, SITUATED IN THE JOHANNESBURG-NORTH (RANDBURG) MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG MUNICIPALITY

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

DOUBLE STOREY UNIT SITUATED IN A COMPLEX KNOWN AS ALPINE VILLAGE. THE COMPLEX IS CONSTRUCTED OF BRICK WITH A TILE ROOF, AND THE UNIT CONSISTS OF A LOUNGE, DINING ROOM, KITCHEN (ALL OPEN PLAN), 2 BEDROOMS, 1.5 BATHROOMS (WITH AT LEAST 1 BATH, 2 SHOWERS AND 2 TOILETS, GARAGE AND A CARPORT

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Acting Sheriff Randburg South-West at 24 Rhodes Street, Kensington B, Randburg, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-04-13.

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 / MAT12693.

**Case No: 5712/2020**

**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA  
(Limpopo Division, Polokwane)

**In the matter between: Firstrand Bank Limited, Judgment Creditor and Rudolf Chris Vollgraaff, First Judgment Debtor and Soutpansberg Game Traders (Pty) Ltd, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 11:00, A sale in execution will be held, with a reserve price of at least R1 000 000.00, by the Sheriff MODIMOLLE at NO. 108 HAGEN STREET, MODIMOLLE**

PROPERTY DESCRIPTION: REMAINDER OF ERF 353 NYLSTROOM TOWNSHIP, REGISTRATION DIVISION K.R., PROVINCE OF LIMPOPO

MEASURING: 2 439 SQUARE METRES

HELD BY DEED OF TRANSFER NO T14651/2015

STREET ADDRESS: 69 COLLIN ROAD / STREET, NYLSTROOM, MODIMOLLE, LIMPOPO PROVINCE, situated in the MODIMOLLE MAGISTERIAL DISTRICT AND MUNICIPALITY

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

A very old large dwelling constructed of brick with a pitched iron roof consisting of an entrance hall, lounge, family room, dining room, study, kitchen, scullery, 5 bedrooms, 3 bathrooms, 4 showers, 6 toilets, dressing room, 7 carports, laundry, storeroom and a swimming pool. The granny flat consists of a lounge, kitchen, bedroom, shower and a toilet

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF MODIMOLLE at NO. 108 HAGEN STREET, MODIMOLLE, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-04-13.

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/MAT11618.

**Case No: 38347/2019**

**Docex: DOCEX 5 BEDFORDVIEW**

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

**In the matter between: SB GUARANTEE COMPANY RF (PTY) LTD, Plaintiff and KAYA BACH TUTU,  
Defendant**

SALE IN EXECUTION - IMMOVABLE PROPERTY

**2023-05-12, 10H00, SHERIFF EAST LONODN, 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON**

Erf 1540 Beacon Bay, Buffalo City Metropolitan Municipality, Division of East London, Province of the Eastern Cape

Held under Deed of Transfer no: T4048/2017

Street address: 19 Syringa Avenue, Bonza Bay

Zone: Residential

Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed:

Roof: Asbestos Main Dwelling / Zinc Outbuilding

Bedrooms: 3 Bedrooms

Bathrooms: En-Suite Main Bedroom + 2 Showers

Kitchen

Lounge / Diningroom: Open Plan

Garage/s Single/Double: Double Garage

Outbuildings: 2 Bedrooms (WC, Shower)

Paving: Yes

Swimming Pool

Dated at EDENVALE, 2023-03-14.

Attorneys for Plaintiff(s): MARTINS WEIR-SMITH INC, 75 LINSKFIELD ROAD, DOWERGLEN, GAUTENG. Telephone: 011 450 3054. Fax: 086 591 3424. Attorney Ref: MR MARTINS/AP/T290.

**Case No: 38347/2019**

**Docex: DOCEX 5 BEDFORDVIEW**

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

**In the matter between: SB GUARANTEE COMPANY RF (PTY) LTD, Plaintiff and KAYA BACH TUTU,  
Defendant**

SALE IN EXECUTION - IMMOVABLE PROPERTY

**2023-05-12, 10H00, SHERIFF EAST LONODN, 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON**

Erf 1540 Beacon Bay, Buffalo City Metropolitan Municipality, Division of East London, Province of the Eastern Cape

Held under Deed of Transfer no: T4048/2017

Street address: 19 Syringa Avenue, Bonza Bay

Zone: Residential

Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed:

Roof: Asbestos Main Dwelling / Zinc Outbuilding

Bedrooms: 3 Bedrooms

Bathrooms: En-Suite Main Bedroom + 2 Showers

Kitchen

Lounge / Diningroom: Open Plan

Garage/s Single/Double: Double Garage

Outbuildings: 2 Bedrooms (WC, Shower)

Paving: Yes

Swimming Pool

Dated at EDENVALE, 2023-03-14.

Attorneys for Plaintiff(s): MARTINS WEIR-SMITH INC, 75 LINSKFIELD ROAD, DOWERGLEN, GAUTENG. Telephone: 011 450 3054. Fax: 086 591 3424. Attorney Ref: MR MARTINS/AP/T290.

**Case No: 9910/2020**

**Docex: (021)683-3553**

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

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and JANAP EBRAHIM (formerly CADER), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 11:00, At the Sheriff's office, Ebenezer Road, House Vincent, 3rd Floor, Wynberg Mews**

In pursuance of a judgment granted on the 29 January 2021, in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 10 May 2023, a 11:00, by the Sheriff of the Court Wynberg East at the Sheriff's office, Ebenezer Road, House Vincent, 3rd Floor, Wynberg Mews to the highest bidder subject to a reserve of R825 000.00 (eight hundred and twenty five thousand rand)

Description: Erf 168954 Cape Town, in the City of Cape Town, Cape Division, Province of the Western Cape

In extent: 181 (one hundred and eighty one) square metres

Held by: Deed of Transfer no. T47049/2011

Address: Known as 20 Rylands Road, Rylands

Zoned: Residential

The Rules of the auction will be available twenty-four (24) hours before the auction and can be inspected at the office of the Sheriff of the Court for Wynberg East

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

1.1 In accordance with the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/downloadfileAction?id=9961>)

1.2 FICA legislation requirements : proof of ID and residential address

1.3 Payment of registration of R15 000.00 cash (refundable)

1.4 Registration conditions

2. Advertising costs at current publication rates and sale costs according to the Court Rules apply

3. Payment: 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at 12.75% per annum calculated on the Applicant's claim from the date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale

4. The following improvements are stated but not guaranteed : Main dwelling consisting of two (2) bedrooms, two (2) bathrooms, lounge, kitchen, built-in cupboards, electric fence, safety gate

5. The Sheriff shall require of any bidder satisfactory proof of his ability to pay the said deposit

6. The Purchase shall immediately on demand by the Sheriff, pay the sheriff's commission as follows : 6% on the first R100 000.00 of the proceeds of the sale; 3.5% on R100 001.00 to R400 000.00; and 1.5% on the balance of the proceeds of the Sale, subject 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 after expenses incurred in paying the proceeds into his or her Trust Account), which Commission shall be paid by the Purchaser.

6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Wynberg East 021 224 0055.

Dated at Claremont, 2023-03-16.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town. Email: [dvanlelyveld@dkvg.co.za](mailto:dvanlelyveld@dkvg.co.za). Telephone: (021)683-3553. Fax: (021)671-3829. Attorney Ref: DEB12400/dvl.

**Case No: 2020-328150**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: THE BODY CORPORATE OF STOCKS CITY, Plaintiff and BITANGALO, B & OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 10H00, 1281 Stanza Bopape Street, Hatfield, Pretoria**

AUCTION NOTICE

**CASE NO: 2020 - 38150**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION) PRETORIA

**In the matter between: THE BODY CORPORATE OF STOCKS CITY PLAINTIFF AND MUKUNINWA BITANGALO (Identity Number: 770225 6014 26 1), FIRST DEFENDANT, GEORGETTE MWAMINA BITANGALO (Identity Number: 840418 1228 26 3), SECOND DEFENDANT, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, THIRD DEFENDANT, SB GUARANTEE COMPANY (RF) (PTY) LIMITED, FOURTH DEFENDANT AND SHERIFF PRETORIA SOUTH EAST, FIFTH RESPONDENT**

NOTICE OF SALE IN EXECUTION IN TERMS OF RULE 46 (5): IMMOVABLE PROPERTY

**9th day of MAY 2023, Sheriff PRETORIA SOUTH EAST at 1281 Stanza Bopape Street, Hatfield, Pretoria.**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria on 9th day of May 2023 at 10h00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Pretoria South East at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements. Description: Unit 49, Door S505 in the scheme known as STOCKS CITY, with Scheme Number 71/1980, under Title Deed ST 93882/2015, situated at Unit 49, Door S505, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 81 (eighty-one) square metres. Held by Deed of Transfer Number ST 93882/2015. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 49, Door S505, Stocks City, 180 Steve Biko Street, Sunnyside Pretoria, measuring 81 (eighty-one) square metres. Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and 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 attorneys, 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 auction at the offices of the Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria. The Sheriff Pretoria South East will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Pretoria South

East at 1281 Stanza Bopape Street, Hatfield, Pretoria with your reserve price, if any, in pursuance to this sale in execution. 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 Stanza Bopape Street, Hatfield, Pretoria Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 011 051 8555. Ref: N ENGELBRECHT/ddp/STOCKS0049

Dated at JOHANNESBURG, 2023-04-11.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Office Park 3, Concorde East Road, Bedfordview, Johannesburg. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/STOCKS0049.

**Case No: 2021-39569**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: SS NEW PORTE, Plaintiff and WHEATFIELDS INV NO 35 (PTY) LIMITED, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-12, 10H00, P & L Building, Ground Floor, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark, 1900**

AUCTION NOTICE

**CASE NO: 2021-39569**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

**In the matter between: SS NEW PORT E, PLAINTIFF AND WHEATFIELDS INV NO 35 (PTY) LTD (Registration Number: 1990/015392/07), FIRST DEFENDANT, ABSA BANK LIMITED, SECOND DEFENDANT AND EMFULENI LOCAL METROPOLITAN MUNICIPALITY, THIRD DEFENDANT**

NOTICE OF SALE IN EXECUTION IN TERMS OF RULE 46 (5): IMMOVABLE PROPERTY

**12TH day of MAY 2023, Sheriff Vanderbijlpark at P&L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark.**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Vanderbijlpark at P&L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark on 12th day of May 2023 at 10h00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Roodepoort at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements. Description: Unit 2 in the scheme known as NEW PORT E, with Scheme Number 781/2007, under Title Deed ST 7744/2008, situated at Unit 2, Dys New Porte E Complex, 38 Sabie River Street, Vanderbijlpark, Emfuleni Local Metropolitan Municipality, Gauteng Province, measuring 96 (ninety-six) square metres. Held by Deed of Transfer Number ST 7744/2008. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 2, Dys New Porte E Complex, 38 Sabie River Street, Vanderbijlpark, measuring 96 (ninety-six) square metres. Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and 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 attorneys, 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 auction at the offices of the Sheriff Vanderbijlpark at P&L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark. The Sheriff Vanderbijlpark will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide Sheriff Vanderbijlpark at P&L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Vanderbijlpark at P&L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 011 051 8555. Ref: N ENGELBRECHT/ddp/NEW0002

Dated at JOHANNESBURG, 2023-03-31.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg. Telephone: 011 051 8555. Attorney Ref: N ENGELBRECHT/ddp/NEW0002.

**Case No: 6001/2022**

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

**In the matter between: Firstrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and LEKO GRANNY MOSEKI, ID: 701222 0435 08 3, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-04, 10:00, AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRANCE, WEST PARK**

Sale in execution to be held by the Sheriff Pretoria South West at Azania Building, Cnr Iscor Avenue & Iron Terrace, West Park on the 4th of May 2023 @ 10h00.

PORTION 1 OF ERF 394 PROCLAMATION HILL TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE GAUTENG

MEASURING 457 square metres

Held by Deed of Transfer T54706/2017

Situate at: 156 Radium Street, Proclamation Hill, Province Gauteng

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Loung, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x Shower, 1 x WC

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 R500 000-00.

Conditions of sale can be inspected at Azania Building, Cnr Iscor Avenue & Iron Terrace, West Park, 24 hours prior to the auction.

Dated at Pretoria, 2023-04-30.

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/B3087.

**Case No: 7472/2020**

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 SAMORA SANDILE MAYEKI (IDENTITY NUMBER: 851110 5784 08 4), 1<sup>ST</sup> DEFENDANT and KULANI NADINE MAYEKI (IDENTITY NUMBER: 860610 0501 08 5), 2<sup>ND</sup> DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, Sheriff of the High Court Sheriff Kempton Park North / Tembisa at 5 Anemoon Street, Glen Marais Extension 1**

In pursuance of a judgment and warrant granted on 11 October 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 11 May 2023 at 10:00 by the Sheriff of the High Court Sheriff Kempton Park North / Tembisa at 5 Anemoon Street, Glen Marais Extension 1 to the highest bidder: CERTAIN: PORTION 14 OF ERF 356 ESTHERPARK EXTENSION 1 TOWNSHIP, SITUATED: 2C CAMWOOD STREET, ESTHERPARK, EXTENSION 1, MAGISTERIAL DISTRICT: EKURHULENI NORTH, REGISTRATION DIVISION: I.R, GAUTENG PROVINCE, MEASURING: 524 (FIVE HUNDRED AND TWENTY-FOUR) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 2 X BATHROOMS (ESTIMATED), OTHER: ROOF TYPE: PITCH TILE, WALLING: PLASTER AND PAINT (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 29 September 2022 and prepared by a Professional Valuer: Martie Grové. No access was gained to the property when the valuation was

conducted, and the inventory compiled.) HELD by the DEFENDANTS, SAMORA SANDILE MAYEKI (IDENTITY NUMBER: 851110 5784 08 4) and KULANI NADINE MAYEKI (IDENTITY NUMBER: 860610 0501 08 5), under their names under Deed of Transfer No. T86412/2013. 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 4727, E-MAIL: szuma@lgr.co.za. REF. SZ/JOULENE HAYWARD/IB000716. 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 4727. Attorney Ref: SZ/ELZANNE JACOBS/IB000716.

**Case No: D1523/2021**

**Docex: DOCEX 27 BEDFORDVIEW**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, PLAINTIFF and NGEMA: MANDLA SIHLE (ID NO. 800612 5487 08 1), 1ST DEFENDANT and NGEMA: DUMISILE SINDISIWE (ID NO. 800904 0812 08 6), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-08, 9:00, NO. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO**

In execution of a judgment of the High Court of South Africa, Kwazulu - Natal Division: Durban in the suit, a sale to the highest bidder subject to a reserve price of R1 115 000.00 will be held at the offices of the Sheriff DURBAN WEST at NO. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN at 9:00 on 8 MAY 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 208 CARRINGTON HEIGHTS TOWNSHIP, REGISTRATION DIVISION: FT PROVINCE OF OF KWAZULU - NATAL, IN EXTENT: 677 (SIX HUNDER AND SEVENTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER T2437/2018. SITUATE AT 19 GWENETH PLACE, CARRINGTON HEIGHTS, DURBAN with the chosen domicilium citandi et executandi being 12 SOMERSET, 33 ORILLA COURT, GLENWOOD. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: Tiled and wooden floor, 3 bedrooms, 2 separate toilets, full bathrooms, built in capboards, lounge, kitchen, dining room, air con swimming pool and alarm system. (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 Durban West at 1 RHODES Avenue Glenwood. The office of the Sheriff N Adams 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 - Proof of ID and address particulars (c) Payment of a registration fee of R20 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 DURBAN WEST at 1 RHODES AVENUE, GLENWOOD.

Dated at BEDFORDVIEW, 2023-04-13.

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: 111391/D GELDENHUYS / LM.

Case No: 2021/49613

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  
MPHAHLELE: MOOKETSI JOHN (ID NO. 830429 5617 08 6), DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-05, 09H30, 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 with a reserve of R720 000.00 will be held at the offices of the Sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG at 09H30 on 5 MAY 2023 of undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTIAN: ERF 8702 VOSLOORUS EXTENSION 13 TOWNSHIP, REGISTRATION DIVISION I. R., THE PROVINCE OF GAUTENG, MEASURING 400 (FOUR HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO.T7007/2011. SITUATE AT : 8702 NOMBELA DRIVE, VOSLOORUS EXTENSION 13 with chosen domicilium citandi et executandi at 60895 GLENDALE STREET, SEBOKENG. 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, kitchen dining room, family room, lounge and shower/toilet. OUT BUILDING: 2 outside rooms (The accuracy thereof can however not be guaranteed). THE NATURE , EXTENT , CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to A maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff, BOKSBURG. The office of the 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) Payments of a registration fee of R30 000.00 - in cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at GERMISTON, 2023-04-03.

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: 113332/ D GELDENHUIS / LM.

Case No: 2020/14199

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 LITABE: NOE PERCY (ID NO. 700507 5323 08 1), 1ST DEFENDANT and MOKOENA: NKOLA ALINA (ID NO. 700206 0378 08 9), 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-12, 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 R798 563.39 will be held at the offices of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINHAVEN ROODEPOORT at 10:00 on 12 MAY 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 2726 WITPOORTJIE EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION: I. Q., PROVINCE OF GAUTENG MEASURING: 718 (SEVEN HUNDRED AND EIGHTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER T055882/2007. SITUATE AT 27 NANTES STREET, WITPOORTJIE EXTENSION 16 with the chosen domicilium citandi et executandi being 163 PHASE 1, DIEPKLOOF EXTENSION. 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, tv room, lounge, 2 bathrooms 2 garages, 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 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, 2023-04-13.

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: 108877/D GELDENHUYIS / LM.

Case No: 5384/2019

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

**In the matter between: FIRSTRAND BANK LIMITED Execution Creditor and MOLEFI SAMUEL MOROBE  
Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-09, 10:00, SHERIFF PRETORIA SOUTH EAST, AT 1281 CHURCH STREET, HATFIELD, PRETORIA**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA SUIT, A SALE WITHOUT A RESERVE PRICE WILL BE HELD BY THE SHERIFF PRETORIA SOUTH EAST, AT 1281 CHURCH STREET, HATFIELD, PRETORIA ON 9 MAY 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: 1. A Unit consisting of: (a) Section No. 52 as shown and more fully described on Sectional Plan No. SS56/1979, in the scheme known as INHACA in respect of the land and building or buildings situate at SUNNYSIDE (PTA) TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 73 (seventy three) square meters in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by Deed of Transfer number ST14/51254 and subject to such conditions as set out in the aforesaid deed. Zoning: Residential ALSO KNOWN AS SECTION 52 (door 52) INHACA, 131 JOUBERT STREET, SUNNYSIDE DOMICILIUM ADDRESS: 202 ROBERT SOBUKWE STREET, 401 LAMPPOULOS HEIGHTS, SUNNYSIDE IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 1 X BEDROOM, 1 X BATHROOM, 1 X W/C, 1 X CARPORT 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 -2- 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 calendar days after the sale, provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: F COETZER/ar/KFM782.

Case No: 2017/13097

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Judgment Creditor) and  
ASHRAF SLAMANG (Judgment Debtor) and ZUHAYR SLAMANG (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-05-10, 11:00, SHERIFF WYNBERG EAST, SHERIFF'S OFFICES, EBERNEZER ROAD, HOUSE  
VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (WESTERN CAPE DIVISION, CAPE TOWN) in the abovementioned suit, a sale without reserve will be held at SHERIFF WYNBERG EAST, SHERIFF'S OFFICES, EBERNEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG on 10 MAY 2023 at 11H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF WYNBERG EAST, SHERIFF'S OFFICES, EBERNEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG prior to the sale: ERF 33346 CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF WESTERN CAPE, IN EXTENT: 624 (SIX HUNDRED AND TWENTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T6899/2015 also known as 28 CARRINGTON AVENUE, ATHLONE. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 TOILET, 1 OTHER ROOM AND 1 WORKSHOP THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 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. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff of the High Court for SHERIFF WYNBERG EAST, SHERIFF'S OFFICES, EBERNEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG . Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 : <http://www.infp.gov.za/view/DownloadFileAction?id=99961> (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee of - R10 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 WYNBERG EAST, SHERIFF'S OFFICES, EBERNEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG.

Dated at SANDTON, 2023-04-12.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Mr D Raath/Ms N Mncube.

Case No: 11786/2022

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Nomvuyo Gloria  
Jezile, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 10:00, Shop No. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Johannesburg South at the Sheriff's Office, Shop No. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview on Tuesday, 09 May 2023 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road cnr Trevor Street, Gillview, who can be contacted on (011) 680 0352, and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 971 Kenilworth Township Registration Division: IR Gauteng Province Measuring: 495 square metres Deed of Transfer: T66398/2004 Also known as: 53 Andrew Street, Kenilworth. Magisterial District: Johannesburg Central Improvements: Main Building: 3 bedrooms, 1 bathroom, entrance, lounge, kitchen. Outbuilding: 3 bedrooms, 1 bathroom, toilet, store room, carport. Other Detail: paving, security - burglar proofing. Zoned: Residential Take further notice that: 1. This sale is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL

<http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Payment of refundable Registration fee of R 50 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale iv. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The office of the Sheriff for Johannesburg South will conduct the sale with 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.

Dated at Pretoria, 2023-04-12.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6957.

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**Case No: 56135/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Satishbhai Vallabh Patel, First Judgment Debtor and Vanita Bhagwan Patel, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 10:00, Shop No. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview, Johannesburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Johannesburg South at the Sheriff's Office, Shop No. 2 Vista Centre, 22 Hilary Road cnr Trevor Street, Gillview, Johannesburg on Tuesday, 09 May 2023 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road cnr Trevor Street, Gillview, Johannesburg who can be contacted on (011)680 0352, and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 464 Oakdene Ext 2 Township Registration Division: IR Gauteng Province Measuring: 1 017 square metres Deed of Transfer: T26752/2016 Also known as: 12 Winterhoek Avenue, Oakdene. Magisterial District: Johannesburg Central Improvements: A freestanding single storey building with: Main Building: 4 bedrooms, 2 bathrooms, 2 showers, 2 toilets, lounge, dining room, study, kitchen, brick walls, tile roof and tile floors. Outbuilding: 2 carports. Other information: brick fence, swimming pool. Zoned: Residential Take further notice that: 1. This sale is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Payment of refundable Registration fee of R 50 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale iv. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The office of the Sheriff for Johannesburg South will conduct the sale with 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.

Dated at Pretoria, 2023-04-12.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: (012)342-9165.

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**Case No: 90141/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

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

NOTICE OF SALE IN EXECUTION

**2023-05-12, 09:30, 182 Leeuwpoot Street, Boksburg**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg on Friday, 12 May 2023 at 09h30. Full conditions of sale can be inspected at the Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg, telephone number (011)917-9923/4, and will be read prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 6686 Vosloorus Ext 9 Township Registration Division: IR Gauteng Province Measuring: 447 square metres Deed of Transfer: T43003/2014 Also known as: 6686 Pupupu Place Vosloorus Ext 9. Magisterial District: Ekurhuleni North Improvements: Main Building: 4 bedrooms, 2 bathrooms, lounge, dining room, kitchen. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the

Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 2023-04-12.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6202.

**Case No: 67010/2018**

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

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

NOTICE OF SALE IN EXECUTION

**2023-05-09, 10:00, 1281 Stanza Bopape Street, Hatfield, Pretoria**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria on Tuesday, 09 May 2023 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Pretoria South East, who can be contacted on (012)342-0706 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. (a) Section No. 17 as shown and more fully described on Sectional Plan No. SS148/1981 in the scheme known as Capitol Hill in respect of the land and building or buildings situated at Portion 2 of Erf 655 Muckleneuk Township, Local Authority: City of Tshwane Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 92 (ninety two) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST100982/2013; Also known as Section No. 17 (Door no. 203) Capitol Hill, 345 Walker Street, Muckleneuk, Pretoria. Magisterial District: Tshwane Central Improvements: A Sectional Title Unit with: 2 1/2 bedrooms, 1 bathroom, kitchen, open plan living and dining room, and a parking. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions.

Dated at Pretoria, 2023-04-12.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F5368.

**Case No: 24422/2022**

**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 RAHAB METJA RATAU, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-09, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 1281 CHURCH STREET, HATFIELD, PRETORIA**

In terms of a judgment granted on 30 NOVEMBER 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 TUESDAY 9 MAY 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 1281 CHURCH STREET, HATFIELD, PRETORIA, subject to a reserve price in the amount of R839 260.00 (EIGHT HUNDRED AND THIRTY NINE THOUSAND TWO HUNDRED AND RAND). DESCRIPTION OF PROPERTY A Unit consisting of- ( a) Section Number 34 as shown and more fully described on Sectional Plan No. SS1261/1998, in the scheme known as ANCKEHOF in respect of the land and building or buildings situate at NEWLANDS, PRETORIA EXTENSION 2, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 87 (EIGHTY 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 ST 41325/2021 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : No. 34 Anckehof, Gemmer Avenue, Newlands, Pretoria MAGISTERIAL DISTRICT : PRETORIA IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x WC The nature, extent, condition and

existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 1281 CHURCH STREET, HATFIELD, PRETORIA. 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) There is no registration fee payable. (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, 2023-04-11.

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 / MAT13256 / TH.

**Case No: 3190/2021**

**Docex: DX 136, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(MPUMALANGA DIVISION, MBOMBELA)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration Number: 2006/021576/07), Plaintiff and MAY DENISE MUNRO, Defendant**

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

**2023-05-03, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA**

In terms of a judgment granted on 24 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 WEDNESDAY 3 MAY 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA, subject to a reserve of R1 233 444.88 (ONE MILLION TWO HUNDRED AND THIRTY THREE THOUSAND FOUR HUNDRED AND FORTY FOUR RAND AND EIGHTY EIGHT CENTS). DESCRIPTION OF PROPERTY PORTION 1 OF ERF 2583 NELSPRUIT EXTENSION 14 TOWNSHIP REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA IN EXTENT : 624 (SIX HUNDRED AND TWENTY FOUR) square metres HELD BY THE DEFENDANT BY DEED OF TRANSFER T13089/2019 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : 3B Schuttle Street, Nelspruit, Extension 4 MAGISTERIAL DISTRICT : MBOMBELA IMPROVEMENTS MAIN DWELLING : 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Family Room, 1 x Study, 4 x Bedrooms, 2 x Bathrooms, 1 x Toilet DWELLING TWO : 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Kitchen, 1 x Other OUTBUILDINGS : 4 x Garages The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a refundable registration fee of R10 000,00 (EFT). (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, 2023-03-29.

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 / MAT10650 / TH.

**Case No: 46214/2018**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF, Plaintiff and LUDWE MBASA BIYANA, IDENTITY NUMBER: 740508 5417 08 1, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-16, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

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 46214/2018 dated the 3 September 2019 and writ of attachment be sold at the OFFICES OF THE SHERIFF OF THE HIGH COURT, JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK ON 16 MAY 2023 AT 10:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, JOHANNESBURG WEST 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: Section 12 in the Scheme known as Meerduyn situated at Meredale Extension 2 Township, Local Authority: City of Johannesburg, 125 (one hundred and twenty five) Square Metres, held by Deed of Transfer no. ST4418/2012 and subject to such conditions as set out in the aforementioned deed of Transfer also known as: Unit 12, Meerduyn, 18 Flamink Street, Meredale, Extension 2 Improvements: 3 Bedrooms, 2 Bathrooms, Kitchen & 2 Living rooms

Dated at PRETORIA, 2023-04-03.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT12746.

**Case No: 27479/2021**

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

**In the matter between: FIRSTRAND BANK LTD PLAINTIFF and MATSOBANE VICTOR MELLO, ID 910520 5390 089, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-05, 10:00, THE SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT**

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 R417 000.00 will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH on 5th day of MAY 2023 at 10H00 at THE SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT: A Unit consisting of - a) SECTION NO.124 as shown and more fully described on Sectional Plan No. SS33/2016 in the scheme known as WATERSEDGE in respect of the land and or building or buildings situate at FLEURHOF EXTENSION 24 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 42 (FORTY-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 ST19892/2016 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: UNIT 124 (DOOR 124) SS WATERSEDGE, 124 TONNEL AVENUE, FLEURHOF EXTENSION 24. Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 (Refundable) in cash or EFT for immovable property; d) All conditions applicable to registration. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: Sectional Consisting of a Lounge, Kitchen, 2 Bedrooms, Bathroom, Toilet and Open Parking.

Dated at PRETORIA, 2023-03-24.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Mandi/SA3087.

**Case No: 37092/2020**

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

**In the matter between: FIRSTRAND BANK LTD PLAINTIFF and AVHASHONI BRIAN RAVHURA ID 770510  
5968 082, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-05, 10:00, THE SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 10 LIEBENBERG  
STREET, ROODEPOORT**

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 R540 000.00 will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH on 5th day of MAY 2023 at 10H00 at THE SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT: ERF 1464 DOORNKOP EXTENSION 1 TOWNSHIP REGISTRATION DIDVISION I.Q; GAUTENG PROVINCE MEASURING: 360 (THREE HUNDRED AND SIXTY) SQUARE METRES HELD BY DEED OF TRANSFER T55941/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 1464 ESKOM DRIVE, SUNRISE PARK EXTENSION 1 DOORNKOP. Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 (Refundable) in cash or EFT for immovable property; d) All conditions applicable to registration. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Kitchen, 3 Bedrooms, Bathroom and a Toilet..

Dated at PRETORIA, 2022-03-10.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Mandi/SA2952.

**Case No: 947/2022**

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and NOMPUMELELO ETHEL KUBHEKA, ID  
831201 0262 088, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-03, 10:00, THE SHERIFF OFFICE OF WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON  
ROAD AND FRANCOIS STREET, WITBANK**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, MPUMALANGA DIVISION, MIDDELBURG in the abovementioned suit, a sale with a reserve price of R500 000.00 will be held by the SHERIFF OF THE HIGH COURT WITBANK on the 3rd day of MAY 2023 at 10H00 at THE SHERIFF OFFICE OF WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT WITBANK, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK : ERF 1638 DUVHAPARK EXTENSION 7 TOWNSHIP REGISTRATION DIVISION J.S, PROVINCE OF MPUMALANGA MEASURING 288 (TWO HUNDRED AND EIGHTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER T3270/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BT CADAZONE HOMEOWNERS ASSOCIATION NPC REGISTRATION NUMBER 2009/003480/08 BETTER KNOWN AS: HOUSE 1638 DUVHAPARK EXTENSION 7 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 (Refundable) Cheque or Eft for immovable property; d) All conditions applicable to registration; The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms and 2 Outside Garages.

Dated at PRETORIA, 2023-03-08.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Mandi/SA3124.

**Case No: D3060/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and NTOKOZO MPILONHLE MAJOZI (Identity Number: 941008 5335 083), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-08, 09:00, SHERIFF DURBAN WEST, 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (KWAZULU-NATAL LOCAL DIVISION, DURBAN) in the abovementioned suit, a sale with reserve in the amount of R258,126.34 (TWO HUNDRED AND FIFTY EIGHT THOUSAND ONE HUNDRED AND TWENTY SIX RAND AND THIRTY FOUR CENTS) will be held at SHERIFF DURBAN WEST, 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN on 8 MAY 2023 at 09:00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF DURBAN WEST, 1 RHODES AVENUE, GLENWOOD prior to the sale.

1. A unit consisting of: A section no 113 as shown and more fully described on sectional plan no SS263/1996 in the scheme known as SILVERSTONE in respect of the land and building or buildings situated at BRICKFIELD Township - local authority: IN THE ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 46 (FORTY SIX) square metres in extent; and B An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by deed of transfer no ST7569/2016 and subject to such conditions as set out therein . also known as UNIT 113 SILVESTONE, 8 MATLOCK GROVE, BRICKFIELD the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 2 BEDROOMS AND BATHROOMS THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF DURBAN WEST, 1 RHODES AVENUE, GLENWOOD. 4. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of registration fee of R20,000.00 in cash (d) Registration conditions (e) Registration to take place at 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban from 08h30 The office of the sheriff for Durban West will conduct the sale with auctioneers N Adams The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF DURBAN WEST, 1 RHODES AVENUE, GLENWOOD. C/O LEE ATTORNEYS 51 Elandslaagte Steet Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Telephone: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B SEIMENIS / S ERASMUS / MAT: 15287.

**Case No: 68935/2016**

**Docex: Docex 450, Johannesburg**

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), PLAINTIFF and LANCE LLOYD DELL (ID NO: 660221 5027 08 4), 1ST DEFENDANT and LINDSEY IDA DELL (ID NO: 640821 0021 08 4), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-04, 10:00, Sheriff Pretoria South West at their offices situated at Azania Building corner of Iscor Avenue & Iron Terrace, West Park Pretoria**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order in terms of Rule 31 (2)(a) and Rule 46(1)(a)(ii) granted on 23 February 2017 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 Pretoria South West at their offices situated at Azania Building corner of Iscor Avenue & Iron Terrace, West Park Pretoria on 04 May 2023 at 10H00, which is more fully described as: PORTION 47 OF THE FARM RIVERSIDE ESTATE 497 REGISTRATION DIVISION J.Q THE PROVINCE OF GAUTENG MEASURING 23,0749 ( TWENTY THREE COMMA ZERO SEVEN FOUR NINE) HECTARES HELD BY DEED OF TRANSFER NO. T 109674/06 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the property") (ALSO KNOWN AS: PLOT 47 WINDSOME VALLEY ROAD, RIVERSIDE ESTATE, PRETORIA). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining room 1x Kitchen 1x Pantry 1x Scullery 1x Laundry 1x Family Room 4x Bedrooms 2x Bathrooms 1x Patio OUTBUILDING: 2x Garages 1x Shed 1x Coup/Stable STAFF ROOM: 2x Bedrooms 1x Bathroom 1x Other STAFF LODGINGS: 3x Bedrooms 1x Bathroom 1x Kitchen 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Ekurhuleni East. 2. A reserve price for the sale in execution of the immovable property is set at R2 484 048.00. 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 Pretoria South West, Azania Building corner of Iscor Avenue & Iron Terrace, West Park Pretoria, 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). C/O RODERICKS & SUSSEX AVENUE LYNNWOOD PRETORIA DOCEX 24, BROOKLYN TEL: (012) 470 7777 FAX: (012) 470 7766 Email: Xania@timdutoit.co.za REF: MW LETSOALO/PR3264

Dated at PRETORIA, 2023-03-10.

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/PR3264.

**Case No: RCC/WYN/977/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Plaintiff, and ZOLANI PHANYA (ID NO. 821212 6556 08 6), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-04, 12:30, SHERIFF OFFICE: 20 SIERRA WAY MANDALAY**

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 R408 304.37 will be held on THURSDAY, 4 MAY 2023 at 12h30 at the SHERIFF OFFICE: 20 SIERRA WAY MANDALAY The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, KHAYELITSHA. ERF 28535 KHAYELITSHA, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE; IN EXTENT: 172 (ONE HUNDRED AND SEVENTY-TWO) SQUARE METRES; HELD BY DEED OF TRANSFER NO.67072/2012; SITUATE AT 13 NGCUNGEU STREET, KHAYELITSHA; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOM, 1 X BATHROOM, 1 X GARAGES AND A COTTAGE WITH A BEDROOM GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a pre-requisite subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND

RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: STA801/0606.

**Case No: 23163/2022**

**Docex: 19, Pretoria**

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

**In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), PLAINTIFF  
and MAILOS TREVOR (BORN ON: 12 SEPTEMBER 1988), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-09, 10:00, SHERIFF OF THE HIGH COURT, SOUTH EAST at 1281 CHURCH STREET, HATFIELD,  
PRETORIA**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution with a reserve price of R780 000.00, subject to conditions of sale at THE OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA SOUTH - EAST at 1281 CHURCH STREET, HATFIELD, PRETORIA on 9 MAY 2023 at 10h00. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, SOUTH EAST at 1281 CHURCH STREET, HATFIELD, PRETORIA 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: SECTION NO. 7 as shown and more fully described on Sectional Title Plan No. SS132/1983 in the scheme known as MERCURIUS in respect of ground and building/buildings situate at ERF 1375 SUNNYSIDE, PRETORIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY 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; REGISTRATION DIVISION: JR, PROVINCE OF GAUTENG MEASURING: 149 (ONE FOUR NINE) SQUARE METERS. PROPERTY ZONED: RESIDENTIAL HELD UNDER DEED OF TRANSFER NO: ST42488/2021 ALSO KNOWN AS: SECTION 7, DOOR NO. 7, MERCURIUS, 63 JOHNSTON STREET, SUNNYSIDE, PRETORIA. IMPROVEMENTS: DWELLING CONSISTING OF, 3 X BEDROOMS, 1 X PARKING BAY, 1 KITCHEN, 1 X LIVING ROOM AND 1 X BATHROOM. (not guaranteed): 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, prior to the commencement of the auction in order to obtain a buyer's card.

Dated at

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/GN3296.

**Case No: 43783/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff  
and CLINTON MICHAEL PILLAY (Identity Number: 840119 5087 087), 1st Execution Debtor/Defendant,  
NITHASHA PILLAY (Identity Number: 860110 0051 082), 2nd Execution Debtor/Defendant and KUSTHURIE  
PILLAY (Identity Number: 620107 0174 089), 3rd Execution Debtor/Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-12, 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 24th FEBRUARY 2021 and respectively in terms of which the following property will be sold in execution on 12th of MAY 2023 at 10H00 by the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder: i) A unit consisting of: a) SECTION NO. 5 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS217/1993 IN THE SCHEME KNOWN AS ELANGENI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLORIDA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 100 (ONE HUNDRED) 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 ST53364/2006. ii. AN EXCLUSIVE USE AREA DESCRIBED AS PARKING NUMBER P6 MEASURING 15 (FIFTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS ELANGENI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLORIDA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS217/1993; HELD BY NOTARIAL DEED OF CESSION NO. iii AN EXCLUSIVE USE AREA DESCRIBED AS PARKING NUMBER P14 MEASURING 14 (FOURTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS ELANGENI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLORIDA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS217/1993; HELD BY NOTARIAL DEED OF CESSION NO. SITUATED AT: SECTION NO. 5 ELANGENI, FIFTH AVENUE, FLORIDA ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 2XBEDROOMS, LOUNGE, BATHROOM, KITCHEN, CARPORT (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT NORTH. The office of the Sheriff for 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 R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

Dated at SANDTON.

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: NK/S1663/4030.

**Case No: 10927/2021**

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

**In the matter between: FIRSTRAND BANK LIMIED t/a inter alia FNB HOMELOANS (formerly FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Execution Creditor and MAHOMED: FARHAAD (IDENTITY NUMBER: 700922 5105 087), Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, Sheriff VEREENIGING, 91b GENERAAL HERTZOG STREET, THREE RIVERS**

This is a sale in execution concluded in accordance to the Consumer Protection Act, 69 of 2008 as amended, pursuant to a judgment obtained in the above Honourable Court on 9 JULY 2021 and property declared executable and respectively in terms of which the following property will be sold in execution with a reserve price of R184 186.73 on 11 MAY 2023 at 10:00 by the Sheriff VEREENIGING, 91b GENERAAL HERTZOG STREET, THREE RIVERS CERTAIN: ERF 739 ZAKARIYYA PARK EXTENSION 4 TOWNSHIP, REGISTRATION DIVISON

I.Q. PROVINCE OF GAUTENG MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO ST 120419/2004 SITUATE AT 49 PEPPERCORN CRESCENT, ZAKARIYYA PARK X 49 ZONE: RESIDENTIAL The following information is furnished but not guaranteed - a dwelling consisting of a lounge, kitchen, 3 bedrooms, 1 bathroom, 1 WC, and an enclosed carport. The purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guaranteed cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building guarantee in a form acceptable to Execution Creditor's conveyancer, 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 sheriff commission and upon the balance of the 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 rent at a rate of 1% calculated on the purchase price per month. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF VEREENIGING, The office 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 2000 (URL <http://www.info.gov.za/view/DownloadFile>) B) FICA - legislation i.r.o proof of identity and address particulars C) Payment of a Registration Fee of R10 000.00 in cash D) Registration conditions NB 1. 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 interest 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 Aforesaid sale shall be subject to the Conditions of sale which may be inspected at the office of the Sheriff of the High Court VEREENIGING, 91b GENERAAL HERTZOG STREET, THREE RIVERS.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT.

Case No: 89265/2016

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

**In the matter between: FIRSTRAND BANK LIMIED t/a inter alia FNB HOMELOANS (formerly FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Execution Creditor and KHUMALO: ESAU THABANI IDENTITY NUMBER: 671110 5456 081), Judgment Debtor and KHUMALO: PORTIA MAKOMIKI IDENTITY NUMBER: 730903 0373 086**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 14:00, Sheriff MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON.**

This is a sale in execution concluded in accordance to the Consumer Protection Act, 69 of 2008 as amended, pursuant to a judgment obtained in the above Honourable Court on 7 MARCH 2017 and property was declared executable on 5 SEPTEMBER 2019 and respectively in terms of which the following property will be sold in execution with a reserve price of R307 721,52 on 11 MAY 2023 at 14:00 by the Sheriff MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON. CERTAIN : PORTION 13 OF ERF 9 MEYERTON FARMS TOWNSHP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG MEASURING 1000 (ONE THOUSAND) SQUARE METRES held by DEED OF TRANSFER NO T157326/2002, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Situate at 22 KAMEELPERD STREET, MEYERTON FARMS, GAUTENG ZONE: RESIDENTIAL The following information is furnished but not guaranteed The following information is furnished but not guaranteed - A LOUNGE, DININGROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER 2 WC, AN OUTSIDE GARAGE, CARPORT, PRECAST FENCE AND PAVING Terms: 10% (TEN PER CENT) of the purchase price in cash 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. 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 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. 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction and the conditions of Sale can be inspected at the office of the Acting Sheriff Sheriff MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON 4 . Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R10 000.00 in cash . 5. The auctioneer will be MR MK NAIDOO / MR S VAN BILJONT.

Dated at JOHANNESBURG, 2023-05-03.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT1115.

**Case No: 4341 19**

IN THE MAGISTRATE'S COURT FOR  
(CAPE TOWN)

**In the matter between: THE BODY CORPORATE OF VILLAGE SQUARE ONE, Plaintiff and BILLMONT  
104A CC, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-09, 12:00, Village Square One, Aska House, 2 Link Road, Parklands, Cape Town**

THE PROPERTY: Unit consisting of Section 5 as shown and more fully described on the Sectional Plan No. 279/2001 Held under title deed ST 23324/2004 in The Scheme known as Village Square One in respect of the land and building or buildings situate at Cape Town in the City of Cape Town of which the floor area, according to the said Sectional Plan is 129.0000 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. Zoned for Business 4.

IN EXTENT: 129.0000 SQUARE METRES

SITUATED AT: UNIT 5 Village Square One, 2 LINK ROAD, PARKLANDS, CAPE TOWN (ASKA HOUSE).

MATERIAL CONDITIONS: The sale will be by Public Auction to the highest bidder subject to 10% deposit in cash or by bank cheque on the day of the sale, and the balance on transfer together with interest thereon calculated in the manner set out more fully in the conditions of sale and subject to the terms set out in the conditions of sale which will be read immediately prior to the sale and which are available for inspection at the offices of the Sheriff for the Magistrate's Court, CAPE TOWN NORTH, UNIT 17, 12 KILLARNEY AVENUE, KILLARNEY, CAPE TOWN

Dated at Lakeside, Cape Town, 2023-03-29.

Attorneys for Plaintiff(s): Paul Weber Attorney, 4, The Moorings, Cambridge Road, Lakeside, Cape Town. Telephone: 021 788 4908. Attorney Ref: PW/749.

**Case No: 4341 19**

IN THE MAGISTRATE'S COURT FOR  
(CAPE TOWN)

**In the matter between: THE BODY CORPORATE OF VILLAGE SQUARE ONE, Plaintiff and BILLMONT  
104A CC, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-09, 12:00, Village Square One, Aska House, 2 Link Road, Parklands, Cape Town**

THE PROPERTY: Unit consisting of Section 1 as shown and more fully described on the Sectional Plan No. 279/2001 Held under title deed ST 18042/2005 in The Scheme known as Village Square One in respect of the land and building or buildings situate at Cape Town in the City of Cape Town of which the floor area, according to the said Sectional Plan is 106.0000 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. Zoned for business 4.

IN EXTENT: 106.0000 SQUARE METRES

SITUATED AT: UNIT 1 Village Square one, (ASKA HOUSE), 2 LINK ROAD PARKLANDS CAPE TOWN

MATERIAL CONDITIONS: The sale will be by Public Auction to the highest bidder subject to 10% deposit in cash or by bank cheque on the day of the sale, and the balance on transfer together with interest thereon calculated in the manner set out more fully in the conditions of sale and subject to the terms set out in the conditions of sale which will be read immediately prior to the sale and which are available for inspection at the offices of the Sheriff for the Magistrate's Court, CAPE TOWN NORTH, UNIT 17, 12 KILLARNEY AVENUE, KILLARNEY, CAPE TOWN

Dated at Lakeside, Cape Town.

Attorneys for Plaintiff(s): Paul Weber Attorney, 4, The Moorings, Cambridge Road, Lakeside, Cape Town. Telephone: 021 788 4908. Attorney Ref: PW/749.

Case No: 2022/10575

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and AYANDA PETUNIA ZIQUBU, 1<sup>st</sup> Defendant & NKOSINATHI HLOMUKA, 2<sup>nd</sup> Defendant**

AYANDA PETUNIA ZIQUBU &amp; NKOSINATHI HLOMUKA

**2023-05-12, 10:00, SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 25th of August 2022 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 ROODEPOORT on FRIDAY the 12TH day of MAY 2023 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder with a reserve price of R203,118.47.

CERTAIN:

A Unit consisting of -

(a) Section Number 28 as shown and more fully described on Sectional Plan Number SS17/2009, in the scheme known as FLORIDA HEIGHTS in respect of the land and building or buildings situate at FLORIDA TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 36 (THIRTY SIX) square metres in extent; and

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

HELD BY DEED OF TRANSFER NUMBER ST7317/2017

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

ZONING: Residential (not guaranteed)

The property is situated at UNIT 28 (DOOR 28) FLORIDA HEIGHTS, 15 4TH AVENUE, FLORIDA, ROODEPOORT, 1709 and consists of 1 Bedroom, 1 Bathroom, a Kitchen combined with a TV/Living Room, 1 Carport, Plaster outer wall finishing and tiles (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 ROODEPOORT situated at THE SHERIFF'S OFFICE ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT 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, 2023-02-17.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/90000.

Case No: 2022/9518

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and PMAHOMED EBRAHIM YUNUS YERALLY, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 09:00, SHERIFF SANDTON SOUTH, UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 20th of October 2022 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 SHERIFF SANDTON

SOUTH on TUESDAY the 9TH day of MAY 2023 at 09:00 at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND to the highest bidder with a reserve price of R1,150,575.37.

CERTAIN:

A Unit consisting of -

(a) Section No. 6 as shown and more fully described on Sectional Plan No. SS546/2014, in the scheme known as THE PLACE in respect of the land and building or buildings situated at MORNINGSIDE EXTENSION 34 TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 93 (NINETY THREE) SQUARE METERS in extent; and

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

Held by DEED OF TRANSFER NUMBER ST58748/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: General Residential (not guaranteed)

The property is situated at UNIT 6 THE PLACE, 14 NERINA ROAD, MORNINGSIDE and consists of 2 bedrooms, 2 bathrooms, a kitchen, a lounge, a dining room, 2 carports, and a patio (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 SANDTON SOUTH situated at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND 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 registration fee in cash/EFT which is refundable.

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

Dated at Johannesburg, 2023-03-22.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/89919.

**Case No: 12410/2020**

**Docex: PH46A**

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

**In the matter between: Firstrand Bank Limited - Judgement Creditor and Deborah Gail Wilson - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 11:00, Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

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 Acting Sheriff Randburg South West to the highest bidder subject to a reserve price of R2 024 284.76 and will be held at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall on 9 May 2023 at 11h00 of the undermentioned property of the execution debtor on the conditions which may be inspected at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall prior to the sale.

Certain: Portion 13 of Erf 4021 Bryanston Ext 3 Township, Registration Division I.R, Province of Gauteng, being 13 Noble Oak Estate Street, Bryanston Ext 3

Measuring: 589 (Five Hundred and Eighty-Nine) square metres;

Held under Deed of Transfer No. T169705/2004

Situated in the Magisterial District of Randburg South West

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

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

Outside Buildings: 2 Garages.

Sundries: Patio, Balcony.

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, 2023-02-06.

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: MAT439035/AF/EC. Attorney Acct: Hammonf Pole Attorneys, Boksburg.

**Case No: 15435/2021**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, 1<sup>st</sup> Plaintiff and ABSA BANK LIMITED), 2<sup>nd</sup> Plaintiff and LEBOHANG TSOTETSI, IDENTITY NUMBER: 880203 5344 085, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 10:00, 1281 CHURCH STREET, HATFIELD, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R300 000.00 will be held by the SHERIFF PRETORIA SOUTH EAST AT 1281 CHURCH STREET, HATFIELD, PRETORIA on the 9th day of May 2023 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 1281 CHURCH STREET, HATFIELD, PRETORIA. BEING: A UNIT CONSISTING OF-

(A) SECTION NUMBER 7 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS55/1983 IN THE SCHEME KNOWN AS KALAHARI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 281 SUNNYSIDE PRETORIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 50 (FIFTY) 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 ST40435/2015. SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

PHYSICAL ADDRESS: UNIT 7, DOOR NO 107 KALAHARI, 142 DWARS STREET, SUNNYSIDE, PRETORIA, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI)

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

A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED)

FIRST FLOOR UNIT WITH 1X BEDROOM, 1X BATHROOM, 1X KITCHEN, 1X LIVING ROOM AND 1X SINGLE CARPORT.

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001.

TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale.

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2023-02-14.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3588.

Case No: 42604/2018

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: Firstrand Bank Limited, Judgement Creditor and Jan Hendrik Taute, 1st  
Judgement Debtor and Gesina Taute, 2nd Judgement Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-04-28, 10:00, Corner Frikkie Meyer & Kelvin Boulevards, 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 without reserve will be held at the office of the Sheriff, Vanderbijlpark At Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark, on 28 April 2023 at 10H00 hrs the under mentioned property of the Defendants on the Conditions which will lie for inspection prior to the sale at the offices of Sheriff Vanderbijlpark at Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark;

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

A Dwelling Comprising Of:

Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 WC.

Outside Buildings: None.

Sundries: None.

(Improvements / Inventory - No Guaranteed)

Certain: Section No. 31 as shown and more fully described on Sectional Plan No. SS102/2001 in the scheme known as Graaf Reiniet Oord in respect of the land and building or buildings situate at Vanderbijlpark Central West No 5 Extention 1 Township, Local Authority: Emfuleni Local Municipality, of which section the floor area, according to the said sectional plan, is 71 (Seventy One) square metres in extent;

and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

Situated At: Unit 31 (Door 101) Graaf Reiniet Oord, 7 Stephenson Street, Vanderbijlpark

Held By: Deed Of Transfer No. T39068/2008

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 R 40 000.00 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.

1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable.

2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court.

3. The rules of the auction are available 24 hours prior to the auction at the office of the Sheriff Vanderbijlpark, Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark.

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

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

4.2 FICA registration i.r.o. Proof of identity and address particulars.

4.3 Payment of registration deposit of R10 000.00 in cash or eft.

5. The auctioneer will be Mr P Ora.

Dated at Hammond Pole Majola Inc, Boksburg, 2023-04-04.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax; 0866781356. Attorney Ref: MAT431180\AF\LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 17230/2022

Docex: PH46A

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O. Judgement Creditor and Karina Stapelberg - 1st Judgement Debtor and Markus Fensham - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 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 R600 000.00 and will be held on 12 May 2023 at 10:00 at 182 Progress Road, Lindhaven, Roodepoort 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.

A Unit consisting of:

Section No. 8 as shown and more fully described on Sectional Plan No. SS113/1985 in the scheme known as Maple Mews in respect of the land and building or buildings situate at Lindhaven Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 104 (One Hundred and 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. ST5006/2020

Situated at Unit 8 Maple Mews, 24 Maple Street, Lindhaven.

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: 3 Bedrooms, TV/Livingroom, 2 Bathrooms, Kitchen

Outside Buildings: 1 Garage

Sundries: None

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

Dated at HP Ndlovu Inc Attorneys, Boksburg, 2023-03-09.

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: MAT3771/BJ/EC. Attorney Acct: HP Ndlovu Inc, Boksburg.

Case No: 130/2021

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

**In the matter between: Firstrand Bank Limited - Judgement Creditor and Mlungisa Jacob Sonjece - 1st Judgement Debtor and Boitumelo Pleassure Sonjece - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, Shop No 8 Civic Centre, Somerset Avenue, Stilfontein**

In execution of a judgment of the High Court of South Africa, (North West Division, Mahikeng) in the abovementioned suit, the property shall be sold by the Sheriff Klerksdorp to the highest bidder subject to a reserve price of R500 000.00 and will be held at Shop No 8 Civic Centre, Somerset Avenue, Stilfontein on 12 May 2023 at 10:00 of the undermentioned property of the execution debtors on the conditions which may be inspected at Shop No 8 Civic Centre, Somerset Avenue, Stilfontein, prior to the sale.

Certain : Portion 28 of Erf 1411 Ellaton Township, Registration Division I.P., Province of North West, being 12 Sievwright Avenue, Ellaton, Klerksdorp

Measuring: 360 (Three Hundred and Sixty) square metres;

Held under Deed of Transfer No. T27018/2019

Situated in the Magisterial District of Klerksdorp.

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

Main Building: 3 Bedrooms, Kitchen, 1 Bathroom, Lounge, 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, 2023-03-06.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Smit & Stanton Inc Attorneys, Smit & Stanton Inc Attorneys, 29 Warren Street, Mahikeng. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT444163/AF/EC. Attorney Acct: Hammond Pole Attorneys , Boksburg.

**Case No: 2021/55388**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Noluthando Siphumelele Sindane, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 09:00, No. 5 2ND Avenue, Cnr. Station Road, Armadale (known as Viking)**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 13 SEPTEMBER 2022 in terms of which the below property will be sold in execution by the Sheriff BO KHUMALO on 10TH MAY 2023 at 09:00 at NO. 5 2ND AVENUE, CNR. STATION ROAD, ARMADALE (KNOWN AS VIKING) to the highest bidder, subject to a reserve price of R542 000.00.

ERF 117 LENASIA SOUTH EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG

MEASURING 660 (SIX HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T43450/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

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

Main Building: 3 bedrooms, 2 bathrooms, 1 living room, 1 scullery, 1 lounge, 1 kitchen, 1 dining room, entrance hall and sunroom

Out Building: 1 bedroom, 1 bathroom and 1 single garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: 16 Grosvenor Street, Lenasia South Ext 1

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 Judgment Creditors' conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff BO KHUMALO at NO. 5 2ND AVENUE, CNR. STATION ROAD, ARMADALE (KNOWN AS VIKING).

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

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

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

3. Payment of a Registration Fee as required by the Sheriff.

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff BO KHUMALO at NO. 5 2ND AVENUE, CNR. STATION ROAD, ARMADALE (KNOWN AS VIKING) during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-03-15.

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/MAT32084. Attorney Acct: The Citizen.

**Case No: 11516/2022**

**Docex: PH46A**

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

**In the matter between: Firstrand Bank Limited, Judgement Creditor and Thule Sibondana, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, 5 Anemoon Sreet, Glen Marais Ext 1**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Kempton Park to the highest bidder subject to a reserve price of R800 000.00 and will be held at 5 Anemoon Sreet, Glen Marais Ext 1 on 11 May 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 5 Anemoon Sreet, Glen Marais Ext 1 prior to the sale.

Certain: Portion 1 of Erf 493 Kempton Park Extension 2 Township, Registration Division I.R., Province of Gauteng

Measuring: 571 (Five Hundred and Seventy One)

Situated at 62A Friedman Street, Kempton Park Ext 2

Held under Deed of Transfer No. T7894/2019

Situated in the Magisterial District of Kempton Park

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

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

Outside Buildings: A Garage.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-03-06.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, no.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT449171/AF/AP. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 57695/2021**

**Docex: PH46A**

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

**In the matter between: ABSA Bank Limited, Judgement Creditor and Jeanette Roux, 1st Judgement Debtor and Elizabeth van Niekerk, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 11:30, 22 Voortrekker Street, Cnr 2nd Street, Edenvale**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Germiston North to the highest bidder without reserve and will be held at 22 Voortrekker Street, Cnr 2nd Street, Edenvale on 10 May 2023 at 11H30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 22 Voortrekker Street, Cnr 2nd Street, Edenvale prior to the sale.

Certain: Erf 162 Primrose Township, Registration Division I.R., Province of Gauteng

Measuring: 1 292 (One Thousand Two Hundred and Ninety Two)

Situated at 55 Wolff Avenue, Primrose

Held under Deed of Transfer No. T7816/2006

Situated in the Magisterial District of Germiston North

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

Main Building: Entrance Hall, Lounge, Dining Room, Kitchen, Scullery, 3 Bedrooms and A Bathroom.

Outside Buildings: Staff Quarters Consisting Of A Bathroom, A Cottage/Flat Consisting Of A Lounge, Dining Room, Kitchen, 2 Bedrooms and A 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.

Take further note that:

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

The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for GERMISTON NORTH, 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE.

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>)

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

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

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

The office of the Sheriff for GERMISTON NORTH will conduct the sale with auctioneers J.A. THOMAS and/or P ORA.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-03-10.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, no.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT448195/AP. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 59683/2021**

**Docex: PH46A**

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

**In the matter between: Firstrand Bank Limited, Judgement Creditor and Arnoldus Jacobus Redelinghuis, 1st Judgement Debtor and Siobhan Redelinghuis, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, 5 Anemoon Street, Glen Marais Ext 1**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Kempton Park to the highest bidder subject to a reserve price of R1 400 000.00 and will be held at 5 Anemoon Street, Glen Marais Ext 1 on 11 May 2023 at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1, prior to the sale.

Certain: Erf 624 Pomona Extension 3 Township, Registration Division I.R., Province of Gauteng, being 13 Vlei Avenue, Pomona Extension 3, Kempton Park.

Measuring: 1 191 (One Thousand One Hundred And Ninety One) Square Metres;

Held under Deed of Transfer No. T56502/2019

Situated in the Magisterial District of Kempton Park.

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

Main Building: Lounge, Family Room, Dining Room, Study, Kitchen, Scullery, 4 Bedrooms, 2 Bathrooms, 2 Showers, 2 WC's. Second Dwelling Consisting Of: Lounge, Kitchen, 1 Bedroom, 1 Bathroom, 1 Shower, 1 WC.

Outside Buildings: 2 Garages, 4 Carports.

Sundries: Enclosed Stoep.

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, 2023-03-13.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT448274\AF/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 23092/2020**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, 1<sup>st</sup> Plaintiff and  
ABSA BANK LIMITED, 2<sup>nd</sup> Plaintiff and PETRUS JOHANNES PRETORIUS, ID NO: 811105 5021 080,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 10:00, 1281 CHURCH STREET, HATFIELD, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale in execution with a reserve price of R450 000.00 will be held by the SHERIFF PRETORIA SOUTH EAST AT THE SHERIFF'S OFFICE: 1281 CHURCH STREET, HATFIELD, PRETORIA on the 9th day of May 2023 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 1281 CHURCH STREET, HATFIELD, PRETORIA.

BEING:

A UNIT CONSISTING OF - (A) SECTION NO. 5 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS252/1989, IN THE SCHEME KNOWN AS INNI-OUDAE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 501 MORELETAPARK EXTENSION 7 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE 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 NO. ST78666/2017.

PHYSICAL ADDRESS: UNIT 5 INNI-OUDAE, 814 PRIMULA ROAD, MORELETAPARK EXTENSION 7, PRETORIA, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI).

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

A SECTIONAL UNIT CONSISTING OF (NOT GUARANTEED) 2X BEDROOMS, 1X BATHROOM, 1X KITCHEN, 1X LOUNGE, 1X BALCONY/PATIO AND 1X SINGLE GARAGE.

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act 38 of 2001. TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale.

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2023-02-09.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3357.

Case No: 28132/2020

Docex: PH46A

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

**In the matter between: Firstrand Bank Limited - Judgement Creditor and Mbekezeli Phungula -  
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 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 R390,000.00 and will be held at 182 Progress Road, Lindhaven, Roodepoort on 12 May 2023 at 10:00 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.

A Unit consisting of:

Section No. 57 as shown and more fully described on Sectional Plan No. SS150/1995 in the scheme known as Monte Carlo in respect of the land and building or buildings situate at Weltevredenpark Extension 30 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 74 (Seventy 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. ST34265/2016

Situated at Unit 57 (Door 57) Monte Carlo, 57 Vale Road, Weltevredenpark Ext 30.

Situated in the Magisterial District of Roodepoort.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 Wc

Outside Buildings: Carport

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, 2023-03-07.

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: MAT439786/AF/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

Case No: 1458/2020

IN THE HIGH COURT OF SOUTH AFRICA  
[MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT)]

**In the matter between: Nedbank Limited, Judgment Creditor and Alexandre Carlos Monteiro Cruz N.O. in his capacity as Trustee of Perfect View Trust, Carlos Alberto Lemos Da Cruz N.O. in his capacity as Trustee of Perfect View Trust, Rosanne Scully N.O. in her capacity as Trustee of Perfect View Trust, Tamlyn Laura Scully N.O. in her capacity as Trustee of Perfect View Trust, Alexandre Carlos Monteiro Cruz, Carlos Alberto Lemos Da Cruz, Rosanne Scully, Tamlyn Laura Scully, Judgement Debtors**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 09:00, Sheriff's Office, 99 Jacaranda Avenue, West Acres, Mbombela**

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 Mbombela to the highest bidder subject to a reserve price of R1 500 000.00 and will be held at Sheriff's Office, 99 Jacaranda Avenue, West Acres, Mbombela on 10 May 2023 at 09H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Sheriff's Office, 99 Jacaranda Avenue, West Acres, Mbombela, prior to the sale.

Certain: Portion 1 of Erf 2896 Nelspruit Extension 14 Township, Registration Division J.U., Province of Mpumalanga, being Stand 1/2896, Nelspruit Ext 14

Measuring: 602 (Six Hundred And Two) Square Metres;

Held under Deed of Transfer No. T92445/2004

Situated in the Magisterial District of Mbombela.

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, Lounge, 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 Majola Inc, Boksburg, 2023-02-15.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Stegmanns Inc, Block C, Streak Street, Office Park, Nelspruit. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT436443/LWEST/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg

**Case No: 33197/2021**

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

**In the matter between: Firstrand Bank Limited, Judgement Creditor and Alexander Nyathi, 1st Judgement Debtor and Julia Nyathi, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, 5 Anemoon Street, Glen Marais Ext 1**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Kempton Park to the highest bidder subject to a reserve price of R385 321.91 and will be held at 5 Anemoon Street, Glen Marais Ext 1 on 11 May 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1 prior to the sale.

Certain: Erf 4229 Birch Acres Extension 25 Township, Registration Division I.R., Province of Gauteng

Measuring: 249 (Two Hundred and Forty Nine)

Situated at Stand 4229 (also known as 66 Mobola Street), Birch Acres Ext 25

Held under Deed of Transfer No. T151116/2007

Situated in the Magisterial District of Kempton Park

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

Main Building: Lounge, Kitchen, 2 Bedrooms, Bathroom and a WC.

Outside Buildings: A Storeroom and a WC.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-03-06.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners INC, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT446121/AF/AP. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 29435/2020**

**Docex: PH46A**

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

**In the matter between: Firstrand Bank Limited - Judgement Creditor and Thokozani Peterson Nhlabathi - 1st Judgement Debtor and Nomvuyiseko Eunica Nhlabathi - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTIO

**2023-05-12, 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 000 000.00 and will be held at 182 Progress Road, Lindhaven, Roodepoort on 12 May 2023 at 10h00 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 213 Roodekrans Extension 1 Township, Registration Division I.Q., Province of Gauteng, being 7 Witchweed Avenue, Roodekrans, Roodepoort

Measuring: 1 000 (One Thousand) square metres;

Held under Deed of Transfer No. T92013/2002

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: Entrance Hall, Lounge, Family Room, Dining Room, Study, Kitchen, Scullery, 4 Bedrooms, 2 Bathrooms, Shower, 2 Wc's.

Outside Buildings: Servant Quarters, 2 Wc's.

Sundries: Swimming Pool, Lapa.

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, 2023-03-07.

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: MAT439759/AF/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

**Case No: 2021/9200**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Bonisile Millicent Ngwenya, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 21 JULY 2021 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG SOUTH on TUESDAY, 09 MAY 2023 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder subject to a reserve price of R341 650.00.

PORTION 7 OF ERF 986 ROSETTENVILLE EXTENSION TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG, MEASURING 460 (FOUR HUNDRED AND SIXTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T44278/2015, 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: 3 bedrooms, kitchen, 1 bathroom, lounge, and 1 toilet.

OUT BUILDING CONSISTING OF: 1 bathroom, 1 toilet and a garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: 13 MELBA STREET, ROSETTENVILLE, falling within the Magisterial District of JOHANNESBURG CENTRAL.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R50 000.00 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.
5. The office of Sheriff Johannesburg South will conduct the sale with auctioneers H.A Thomas and/or P.ORA and/or A Jegels.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG CENTRAL at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-03-10.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT29937. Attorney Acct: The Citizen.

**Case No: 63357/2020**

**Docex: PH46A**

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

**In the matter between: Absa Bank Limited - Judgement Creditor and Sibusisiwe Ndlovu - 1st Judgement Debtor and Aluwani Prince Phaswana - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 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 without reserve and will be held at 182 Progress Road, Lindhaven, Roodepoort on 12 May 2023 at 10:00 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.

A Unit consisting of:

Section No. 40 as shown and more fully described on sectional plan no. SS84/2013 in the scheme known as Azalea Heights in respect of the land and building or buildings situate at Groblerpark Extension 75 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 49 (Forty-Nine) 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. ST45358/2013

Situated at Unit 40 Azalea Heights, 1a Rothchild Road, Groblerpark Ext 75.

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: 2 Bedrooms, 1 Bathroom, Lounge, Kitchen

Outside Buildings: Carport

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-02-28.

Attorneys for Plaintiff(s): Hammond Pole C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT443823/AP/EC. Attorney Acct: Hammond Pole, Boksburg.

**Case No: 2020-328150**

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

**In the matter between: THE BODY CORPORATE OF STOCKS CITY, Plaintiff, and BITANGALO, B & OTHERS, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 10H00, 1281 Stanza Bopape Street, Hatfield, Pretoria**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA CASE NO: 2020 - 38150  
(GAUTENG LOCAL DIVISION) PRETORIA

In the matter between: THE BODY CORPORATE OF STOCKS CITY PLAINTIFF AND MUKUNINWA BITANGALO (Identity Number: 770225 6014 26 1) FIRST DEFENDANT AND GEORGETTE MWAMINA BITANGALO (Identity Number: 840418 1228 26 3) SECOND DEFENDANT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY THIRD DEFENDANT AND SB GUARANTEE COMPANY (RF) (PTY) LIMITED FOURTH DEFENDANT AND SHERIFF PRETORIA SOUTH EAST FIFTH RESPONDENT

NOTICE OF SALE IN EXECUTION IN TERMS OF RULE 46 (5): IMMOVABLE PROPERTY

9th day of MAY 2023, Sheriff PRETORIA SOUTH EAST at 1281 Stanza Bopape Street, Hatfield, Pretoria.

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria on 9th day of May 2023 at 10h00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Pretoria South East at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements. Description: Unit 49, Door S505 in the scheme known as STOCKS CITY, with Scheme Number 71/1980, under Title Deed ST 93882/2015, situated at Unit 49, Door S505, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 81 (eighty-one) square metres. Held by Deed of Transfer Number ST 93882/2015. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 49, Door S505, Stocks City, 180 Steve Biko Street, Sunnyside Pretoria, measuring 81 (eighty-one) square metres. Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and 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 attorneys, 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 auction at the offices of the Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria The Sheriff Pretoria South East will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria with your reserve price, if any, in pursuance to this sale in execution. 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 Stanza Bopape Street, Hatfield, Pretoria Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 011 051 8555. Ref: N ENGELBRECHT/ddp/STOCKS0049.

Dated at: JOHANNESBURG, 2023-04-11.

DTB Attorneys, AMR Office Park 3, Concorde East Road, Bedfordview, Johannesburg, Tel. 010 010 8220, Ref. N ENGELBRECHT/ddp/STOCKS0049.

**Case No: 23775/2022  
PH46A**

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

**In the matter between: Firstrand Bank Limited - Judgement Creditor, and Jean Pierre Naude - 1st Judgement Debtor, and Anna-MARIA Albertha Naude - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 09:30, 182 Leeupoort Street, Boksburg**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R550 000.00 and will be held at 182 Leeupoort Street, Boksburg on 12 May 2023 at 09:30 of the undermentioned property of the execution debtors on the conditions which may be inspected at 182 Leeupoort Street, Boksburg, prior to the sale.

A Unit consisting of:

Section No. 78 as shown and more fully described on Sectional Plan No. SS12/2007 in the scheme known as Robin's Place in respect of the land and building or buildings situate at Parkrand Extension 9 Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 86 (Eighty 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. ST43476/2015

Situated at Unit 78 (Door 78) Robin's Place, 1555 Persimmon Street, Parklands Estate, Parkrand.

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: Kitchen, Lounge, 2 Bedrooms, 2 Bathrooms

Outside Buildings: Carport

Sundries: None

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

Dated at: Hammond Pole Attorneys, Boksburg, 2023-03-06.

Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria, Tel. 0118741800, Fax. 0866781356, Ref. MAT449413/AF/EC, Acc. Hammond Pole Attorneys, Boksburg.

**Case No: 23775/2022  
PH46A**

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

**In the matter between: Firststrand Bank Limited - Judgement Creditor, and Jean Pierre Naude - 1st  
Judgement Debtor, and Anna-MARIA Albertha Naude - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 09:30, 182 Leeupoort Street, Boksburg**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R550 000.00 and will be held at 182 Leeupoort Street, Boksburg on 12 May 2023 at 09:30 of the undermentioned property of the execution debtors on the conditions which may be inspected at 182 Leeupoort Street, Boksburg, prior to the sale.

A Unit consisting of:

Section No. 78 as shown and more fully described on Sectional Plan No. SS12/2007 in the scheme known as Robin's Place in respect of the land and building or buildings situate at Parkrand Extension 9 Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 86 (Eighty 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. ST43476/2015

Situated at Unit 78 (Door 78) Robin's Place, 1555 Persimmon Street, Parklands Estate, Parkrand.

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: Kitchen, Lounge, 2 Bedrooms, 2 Bathrooms

Outside Buildings: Carport

Sundries: None

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

Dated at: Hammond Pole Attorneys, Boksburg, 2023-03-06.

Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria, Tel. 0118741800, Fax. 0866781356, Ref. MAT449413/AF/EC, Acc. Hammond Pole Attorneys, Boksburg.

**Case No: 2021/40955  
172 Johannesburg**

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

**In the application of: FirstRand Bank Limited, Plaintiff, and THABISO NJABULO MTHETHWA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 09:00, NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING)**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 24TH of February 2022 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 LENASIA on WEDNESDAY the 10TH day of MAY 2023 at 09H00 by Sheriff BO Khumalo at NO 5 2nd AVENUE, CNR STATION ROAD ARMADALE (KNOWN AS VIKING) with a reserve price of R343 000.00.

CERTAIN:

ERF 4371 LEHAE EXTENSION 1 TOWNSHIP

REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG

MEASURING: 358 SQUARE METRES

HELD UNDER DEED OF TRANSFER NO T504/2018

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

ZONING: Special Residential (not guaranteed)

The property is situated at 42 SKUNK STREET, LEHAE EXTENSION 1, JOHANNESBURG and consist of Lounge, Kitchen, 3 Bedrooms, 1 Bathrooms and a water closet (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of LENASIA situated at NO 5 2ND AVENUE, CNR STATION ROAD ARMADALE (KNOWN AS VIKING) 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, 2023-03-14.

Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Tel. 011 482 5652, Fax. 011 482 5653, Ref. L GALLEY/ms/78306.

Case No: 27486/2022  
PH46A

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

**In the matter between: Firststrand Bank Limited - Judgement Creditor, and Phangangu Banda Mpele - 1st Judgement Debtor, and Chigomezgo Dorcas Mpele - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 09:30, 182 Leeuwpoot Street, Boksburg**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R610 000.00 and will be held at 182 Leeuwpoot Street, Boksburg on 12 May 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.

Certain :

Portion 72 of Erf 3257 Dawn Park Extension 37 Township, Registration Division I.R, Province of Gauteng, being 72 Cypress Street, Dawn Park Extension 37

Measuring: 277 (Two Hundred and Seventy Seven) square metres;

Held under Deed of Transfer No. T32932/2018

Situated in the Magisterial District of Boksburg.

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

Main Building: Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Water Closets

Outside Buildings: 1 Garage

Sundries: None

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

Dated at: Hammond Pole Attorneys, Boksburg, 2023-03-13.

Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria, Tel. 0118741800, Fax. 0866781356, Ref. MAT449898/LW/EC, Acc. Hammond Pole Attorneys, Boksburg.

Case No: 32372/2022  
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 Jabulile Mncube - 1st Judgement Debtor, and Lungani Msawenkosi Mncube - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, 5 Anemoon Street, Glen Marais Extension 1**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Kempton Park & Tembisa to the highest bidder subject to a reserve price of R1 100 000.00 and will be held on 11 May 2023 at 5 Anemoon Street, Glen Marais Extension 1 at 10:00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Extension 1, prior to the sale.

Certain:

Erf 1246 Norkem Park Extension 2 Township, Registration Division I.R, Province of Gauteng, being 15 Bronkhorstspuit Street, Norkem Park Extension 2

Measuring: 992 (Nine Hundred and Ninety Two) square metres;

Held under Deed of Transfer No. T26707/2019

Situated in the Magisterial District of Kempton Park & Tembisa.

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

Main Building: 3 Bedrooms, 2 Bathrooms, Dining Room, Lounge, Kitchen

Outside Buildings: Lapa, 2 Garages

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: HP Ndlovu Inc Attorneys, Boksburg, 2023-03-02.

HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria, Tel. 0118741800, Fax. 0866781356, Ref. MAT4043/BJ/EC, Acc. HP Ndlovu Inc, Boksburg.

**Case No: 19667/2021  
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 Oupa Mathews Manyisa - 1udgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, 5 Anemoon Street, Glen Marais Ext 1**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Kempton Park & Tembisa to the highest bidder subject to a reserve price of R1 100 000.00 and will be held on 11 May 2023 at 5 Anemoon Street, Glen Marais Ext 1 at 10:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1, prior to the sale.

Certain :

Portion 34 of Erf 1153 Estherpark Township, Registration Division I.R., Province of Gauteng, being 1 Hartebees Street, Estherpark

Measuring: 1227 (One Thousand Two Hundred and Twenty Seven) square metres;

Held under Deed of Transfer No. T86765/2013

Situated in the Magisterial District of Kempton Park & Tembisa.

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

Main Building: 7 Bedrooms, 4 Bathrooms, Dining Room, 3 Lounges, Kitchen

Outside Buildings: Lapa, 2 Garages

Sundries: None

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

Dated at: HP Ndlovu Inc, Boksburg, 2023-03-07.

HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria, Tel. 0118741800, Fax. 0866781356, Ref. MAT2978/LM/EC, Acc. HP Ndlovu Inc, Boksburg.

**Case No: 22444/2021**

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

**In the matter between: BODY CORPORATE OF ANTIGUA, Plaintiff, and MAKINTA EMMANUEL SETSESENGWANE MAKINTA, RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-23, 11:00, SHERIFF SANDTON NORTH 24 RHODES ST, KENGINOTON B, RANBURG**

The Property, more fully described:

Unit No. 36 as shown and more fully described on Sectional Plan No. SS940/2014 in the scheme known as SS ANTIGUA, in respect of the land and building or buildings situated at BRUANSTON EXT, 15653.0 of which section the floor area, according to the said Section Plan is 52 (FIFTY TWO) square meters in extent, and an undivided share in the common property in the scheme appointed to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by deed of transfer ST103221/2014.

Also known as: Unit 36 Antigua Body Corporate, 5 Coventry Road, Bryanston

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

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

Main building: comprising of: THE SUBJECT PROPERTY IS A UNIT  
1 x BEDROOM, 1 x KITCHEN, 1x LOUNGE 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"

Dated at: BENONI, 2023-04-11.

JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI, Tel. 0102350071, Ref. ML286.

**Case No: 2022-004881**  
**172 Johannesburg**

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

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff, and MALEFETSANE FRANCIS LENTSOANE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, SHERIFF VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 16th of November 2022 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 VEREENIGING on THURSDAY the 11th day of MAY 2023 at 10:00 at THE SHERIFF'S OFFICE VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING with a reserve price of R318,000.00:

CERTAIN:           ERF 3799 LAKESIDE TOWNSHIP  
REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG  
MEASURING 230 (TWO HUNDRED AND THIRTY) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T87178/2014  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: Residential (not guaranteed)

The property is situated at 3799 17TH STREET, LAKESIDE, VEREENIGING, 1984 and consists of a Dwelling House with a Tiled Roof, 2 Bedrooms, 1 Bathroom and 1 Toilet, a Kitchen and a Lounge (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 VEREENIGING situated at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING 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 as amended.  
(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 as required by the sheriff.

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

Dated at: Johannesburg, 2023-03-13.

Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Tel. 011 482 5652, Fax. 011 482 5653, Ref. L Galley/RN/94261.

**Case No: 18368/2022**

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

**In the matter between: Nedbank Limited - Judgement Creditor, and Tshepang Khasake - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 09:30, 182 Leeuwoort 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 R226 000.00 and will be held at 182 Leeuwoort Street, Boksburg on 12 May 2023 at 09:30 of the undermentioned property of the execution debtor on the conditions which may be inspected at 182 Leeuwoort Street, Boksburg, prior to the sale.

Certain:

Portion 9 of Erf 8155 Windmill Park Extension 19 Township, Registration Division I.R., Province of Gauteng, being 8302 Rantsoe Street, Vosloorus Extension 9

Measuring: 180 (One Hundred and Eighty) square metres;

Held under Deed of Transfer No. T46090/2016

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: Entrance Hall, Living Room, 2 Bedrooms, Kitchen, Dining Room, Bathroom, Toilet

Outside Buildings: Carport

Sundries: None

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

Dated at: Hammond Pole Attorneys, Boksburg, 2023-02-21.

Hammond Pole Attorneys C/o Vermaak & Partners Inc Attorneys, Vermaak & Partners Inc Attorneys, 3rd Floor 54 On Bath, 54 On Bath Avenue, Rosebank, Tel. 0118741800, Fax. 0866781356, Ref. MAT449642/LW/EC, Acc. Hammond Pole, Boksburg.

**Case No: 23432/2021  
97, Pretoria**

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

**In the matter between: ABSA Bank, Execution Creditor, and KITSO LINCOLN KEKANA, ID: 850821 5328 08 3, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 10:00, Sheriff Pretoria South East, 1281 Church Street, Hatfield, Pretoria**

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to an order granted by the above Honourable Court against the Judgment Debtor on 25 November 2021 in the above action. A sale in execution without a reserve price will be held by the Sheriff of the High Court, Pretoria South East on Tuesday, 9 MAY 2023, at 10H00 at 1281 Stanza Bopape (formerly known as Church) Street, Hatfield, Pretoria, Gauteng 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, at 1281 Stanza Bopape (formerly known as Church) Street, Hatfield, Pretoria, Gauteng Province.

a) Section No. 10 as shown and more fully described on Sectional Plan No. SS98/1983 in the scheme known as HERMEIKA in respect of the land and buildings situate at Muckleneuk Township, Local Authority: City of

Tshwane Metropolitan Municipality, of which section the floor area, according to the said Sectional Plan, is 62 (sixty-two) square meters in extent; and

b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan and held by the Judgment Debtor in terms of Deed of Transfer No. ST84641/2012

Street address: Unit 10 Hermeika, 179 Walker Street, Muckleneuk, Pretoria, Gauteng Province

The property is zoned as: Residential

Improvements are: A Sectional Unit consisting of: Bedroom, Lounge, Kitchen, Bathroom.

No warranties regarding description, extent or improvements are given.

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001.

Terms: 10% of the purchase price in cash to be paid on the day of the sale; the balance payable against registration of transfer-a guarantee to be furnished within TWENTY-ONE (21) days from the date of sale.

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

Dated at: Pretoria, 2023-02-23.

VZLR Attorneys, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark, Tel. (012) 435 9444, Fax. (012) 435 9555, Ref. MAT159409/E NIEMAND/ME.

**Case No: 2022-00520  
172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff, and STANLEY HOVE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 11:00, SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 24th of October 2022 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 SHERIFF SANDTON NORTH on TUESDAY the 9TH day of MAY 2023 at 11:00 at 24 RHODES STREET, KENSINGTON B, RANDBURG to the highest bidder with a reserve price of R570,000.00.

CERTAIN:

A Unit consisting of-

(a) Section No. 6 as shown and more fully described on Sectional Plan No. SS176/2013, in the scheme known as GREENWICH VILLAGE in respect of the land and building or buildings situated at PAULSHOF EXTENSION 83 TOWNSHIP, Local Authority : CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 48 (FORTY 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 ST54290/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: General Residential (not guaranteed)

The property is situated at 6 GREENWICH VILLAGE, 131 HOLKAM ROAD, PAULSHOF EXTENSION 83, SANDTON and consists of 1 bedroom, 1 bathroom, a kitchen, a carport, plaster outer wall finishing, galvanised iron roof finishing, and interior tiles within a complex with electric fencing, brick paving and a swimming pool (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 SANDTON NORTH situated at

24 RHODES STREET, KENSINGTON B, RANDBURG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (EFT only) 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, 2023-03-10.

Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Tel. 011 482 5652, Fax. 011 482 5653, Ref. L Galley/RN/93058.

**Case No: 2020/39597  
172 Johannesburg**

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

**In the application of: FirstRand Bank Limited, Plaintiff, and PROMAN SITHEMBISO GUMEDE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-12, 10:00, THE SHERIFF'S OFFICES, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 7TH of September 2021 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of ROODEPOORT NORTH on FRIDAY the 12TH day of MAY 2023 at 10:00 at 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT, PROVINCE OF GAUTENG with a reserve price of R100 000.00.

CERTAIN: SECTION NO 80 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS 103/1996 IN THE SCHEME KNOWN AS AQUA AZURE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLORIDA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 64 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. ST24/2016  
SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 80 (DOOR 91) AQUA AZURE, 14 THIRD AVENUE, FLORIDA, ROODEPOORT and consist of 2 Bedroom, Kitchen, Lounge, 1 Bathrooms, and a Carport (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 Roodepoort North situated at 182 Progress Avenue, Lindhaven, Roodepoort, Province of Gauteng or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.

c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (cash) which is refundable.

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

Dated at: Johannesburg, 2023-02-22.

Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Tel. 011 482 5652, Fax. 011 482 5653, Ref. L GALLEY/ms/71749.

**Case No: 10116/2021**

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

**In the matter between: Nedbank Limited - Judgement Creditor, and Michael Fatane - 1st Judgement Debtor, and Lindiwe Maria Fatane - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, 5 Anemoon Street, Glen Marais Extension 1**

In execution of a judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Kempton Park to the highest bidder subject to a reserve price of R1 000 000.00 and will be held at 5 Anemoon Street, Glen Marais Ext 1 on 11 May 2023 at 10h00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1, prior to the sale.

Certain:

Erf 712 Pomona Extension 3 Township, Registration Division I.R., Province of Gauteng, being 7 Barlinka Street, Pomona Ext 3, Kempton Park.

Measuring: 1211 (One Thousand Two Hundred and Eleven) square metres;

Held under Deed of Transfer No. T171247/2003

Situated in the Magisterial District of Kempton Park.

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

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

Outside Buildings: None.

Sundries: None.

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

Dated at: Hammond Pole Attorneys, Boksburg, 2023-02-23.

Hammond Pole Attorneys C/o Vermaak & Partners Inc Attorneys, Vermaak & Partners Inc Attorneys, 3rd Floor 54 On Bath, 54 On Bath Avenue, Rosebank, Tel. 0118741800, Fax. 0866781356, Ref. MAT444641/LW/EC, Acc. Hammond Pole Attorneys, Boksburg.

**Case No: 19533/2021  
PH46A**

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

**In the matter between: Firststrand Bank Limited - Judgement Creditor, and Christiaan Brand - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, 5 Anemoon Street, Glen Marais Extension 1**

In execution of a judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Kempton Park to the highest bidder subject to a reserve price of R916 000.00 and will be held at 5 Anemoon Street, Glen Marais Extension 1 on 11 May 2023 at 10:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Extension 1, prior to the sale.

A Unit Consisting of:

Section No.1106 as shown and more fully described on Sectional Plan No. SS359/2018 in the scheme known as Fish Eagle View in respect of the land and building or buildings situate at Erf 81 Longlake Extension 6 Township and Erf 89 Longlake Extension 11 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 92 (Ninety 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 the judgement debtor under Deed of Transfer No. ST55465/2018

Situated at Block 11, Door 6 Fish Eagle View, Benacre Street, Longlake Ext 11.

Situated in the Magisterial District of Kempton Park.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom

Outside Buildings: Carport

Sundries: None

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

Dated at: Hammond Pole Attorneys, Boksburg, 2023-02-21.

Hammond Pole Attorneys C/o Vermaak & Partners Inc, 3rd Floor 54 On Bath, 54 On bath Avenue, Rosebank, Vermaak & Partners Inc, 3rd Floor 54 On Bath, 54 On bath Avenue, Rosebank, Tel. 0118741800, Fax. 0866781356, Ref. MAT445152/AF/EC, Acc. Hammond Pole Attorneys, Boksburg.

**Case No: 2021/53568  
DX 31 SANDTON SQUARE**

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

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor, and Joan Bethape, First Judgment Debtor and Violet Mitchell Bethape, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-05, 10:00, 10 Liebenberg Street, Roodepoort**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 26 APRIL 2022 in terms of which the below property will be sold in execution by the Sheriff ROODEPOORT SOUTH on 05 MAY 2023 at 10:00 at 10 LIEBENBERG STREET, ROODEPOORT to the highest bidder, subject to a reserve price of R500 000.00.

ERF 1991 FLEURHOF EXTENSION 24 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 245 (TWO HUNDRED AND FORTY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T18535/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

4 bedrooms, 4 bathrooms, kitchen, lounge toilet and 4 other rooms - WHICH CANNOT BE GUARANTEED.

The property is situated at: ERF 1991 FLEURHOF EXTENSION 24, ROODEPOORT and falling within the Magisterial District of

JOHANNESBURG WEST.

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 ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT.

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT during normal office hours from Monday to Friday.

Dated at: Johannesburg, 2023-03-10.

Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton, Tel. 011-292-5777, Fax. 011-2925775, Ref. N GAMBUSHE/JD/MAT31242, Acc. The Citizen.

**Case No: 80524/2018**

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

**In the matter between: BODY CORPORATE OF THE YARD 1, Plaintiff, and GOITSEONE TENNISON BAITLHOI, RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-04, 10:00, SHERIFF JOHANNASBURG NORTH, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG**

The Property, more fully described:

Unit No. 33 as shown and more fully described on Sectional Plan No. SS 54/2005 in the scheme known as THE YARD 1 in respect of the land and building or buildings situated at AUCKLAND PARK, 808,0 of which section the floor area, according to the said Section Plan, is 79(Seventy nine) square meters in extent, and an undivided share in the common property in the scheme appointed to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by deed of transfer ST25563/2015.

Also known as UNIT 33 (DOOR NUMBER. 21), BODY CORPORATE OF THE YARD 1,1 PLANTATION ROAD, AUCKLAND PARK, JOHANNESBURG

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

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

Main building: comprising of: THE SUBJECT PROPERTY IS A UNIT

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"

Dated at: BENONI, 2023-04-11.

JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI, Tel. 0102350071, Ref. M2257.

Case No: 31123/2021  
351

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) , Plaintiff, and DEON LESLIE OKKERS (IDENTITY NUMBER: 670202 5141 08 1) AND LOUISE VENNESSA OKKERS (IDENTITY NUMBER: 700330 0289 08 6), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 09:00, Sheriff of the High Court, Lenasia situated at No.5 2nd Avenue, Cnr Station Road, Armadale (known as Viking)**

In pursuance of a judgment and warrant granted on 15 February 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 10 May 2023 at 09:00 by the Sheriff of the High Court, Lenasia situated at No.5 2nd Avenue, Cnr Station Road, Armadale (known as Viking) to the highest bidder:- CERTAIN: PORTION 8 OF ERF 6659 ENNERDALE EXTENSION 2 TOWNSHIP SITUATED: 79 HEDERA AVENUE, ENNERDALE EXTENSION 2, 2110 MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG MEASURING: 456 (FOUR HUNDRED AND FIFTY SIX) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL 3 x Bedrooms; 1 x Bedrooms; 1 x Lounge; 1 x Dining Room; and 1 x Kitchen HELD BY the DEFENDANTS, DEON LESLIE OKKERS (IDENTITY NUMBER: 670202 5141 08 1) and LOUISE VENNESSA OKKERS (IDENTITY NUMBER 700330 0289 08 6), under their names under Deed of Transfer No T34948/2009. The full conditions may be inspected at the offices of the Sheriff of the High Court, Lenasia situated at No.5 2nd Avenue, Cnr Station Road, Armadale (known as Viking). ALFONSO MADIKIZELA, ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4765, FAX: 086 697 7980, E-MAIL: srossouw@lgr.co.za, REF. WE/AM/IC000301, 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, 2023-04-13.

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O LGR Incorporated Cape Town Branch, Black River Park Southold Warehouse Building, Fir Street, Observatory, Cape Town, Tel: (021) 003, Tel. (012) 817- 4843, Fax. 086 697 7980, Ref. SR/WE/IC000301.

Case No: 49533/2020

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

**In the matter between: Investec Bank Limited (Registration No. 69/04763/06), Execution Creditor, and Jesca Shamu (nee Mudzimwa) (Identity Number: 8110130973182), First Execution Debtor, and Raymond Shamu, (Identity Number: 7910066067185), Second Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-08, 09:00, Sheriff of Inanda District Two at 82 Trevenen Road, Lotusville, Verulam**

In pursuance of a Judgment in the High Court of South Africa, Gauteng Division, Pretoria, and a Writ of Execution, the property listed hereunder will be sold in execution on 8 MAY 2023 at 09h00 (Registration close at 08h50) by the Sheriff Inanda District Two at 82 Trevenen Road, Lotusville, Verulam.

Description:

A Unit consisting of -

(a) Section Number 503 as shown and more fully described on Sectional Plan No. SS247/2019, in the scheme known as Coral Point in respect of the land and building or buildings situated at Sibaya Ethekwini Metropolitan Municipality of which section of the floor area, according to the said sectional plan, is 56 (Fifty Six) square meters in extent; and

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

Held by Deed of Transfer Number ST33133/2019 subject to conditions as set out in the aforesaid title deed, and further subject to the condition that the property may not be alienated or transferred without the written approval of Sibaya Precinct Master Management Association (RF) NPC, Tongaat Hulett Developments Proprietary

Limited and Sibaya Sub Precinct 1B Management Association (RF) NPC, also known as Unit 503, SS Coral Point, Sibaya, Ethekwini Metropolitan Municipality, Kwazulu-Natal, which is a 5th floor residential unit, with sea view, consisting of a Family Lounge, Dining Room, Kitchen with Build-In Cupboards, 1 Bedroom, 1 Toilet, Bathroom with Wash Basin and Shower Cubicle, 1 Toilet & Bathroom Combined, with Tiled Floors Throughout, Sliding Doors and Balcony, 1 Parking Bay, 24 Hour Security and Complex Swimming Pool, fully secured.

Reserve Price:

The property shall be sold to the highest bidder without a reserve price in terms of the Court Order dated 9 February 2023.

Terms:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The rules of this auction are available 24 hours prior to the auction at the office of the sheriff for Inanda district 2 at 82 Trevenen Road, Lotusville, Verulam.

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

· Directive of the consumer protection Act 68 of 2008. (URL <http://www.info.gov.za/view/downloadfileAuction?id=99961>)

· Fica - To provide an original RSA Identity Document and Proof of Residence (municipal account or bank statement not older than 3 months).

· Payment of Registration deposit of R10,000.00 in cash only.

· Registrations closes strictly 10 minutes prior to auction (08:50 am).

· 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.

· Only Registered Bidders will be allowed into the Auction Room.

· Strict Covid-19 Government Regulations Apply. We have the right to disallow persons that do not adhere to Regulations.

The office of the Sheriff Inanda District 2 will conduct the sale with Auctioneers R R Singh (Sheriff) an/or Hashim Saib (Deputy Sheriff).

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

4. Any person proposing to bid as an agent, qua qualitate shall on registration lodge an Original Power of Attorney, which confers such authority, with the Sheriff. The said Power of Attorney shall disclose the full name and address of the grantor and the person so authorised. Such person must produce their original ID together with an original certified copy thereof and original certified copies of FICA documentation which must not be more than three months old for both themselves and the principal.

Conditions of Sale:

The Conditions of Sale may be inspected during office hours at the offices of the Sheriff Inanda District Two at 82 Trevenen Road, Lotusville, Verulam.

Dated at: Pretoria, 2023-03-24.

Ivan Pauw & Partners Attorneys, 448C Sussex Avenue, cnr Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, Tel. 0123699180, Fax. 0123615591, Ref. P Kruger/pvdh/KI0779.

**Case No: 11440/2018P**  
**docex 27**

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

**In the matter between: Absa Bank Limited No. 86/004794/06, Plaintiff, and Nicolaas Albertus Van Der Merwe N.O, (Identity Number: 680329 5021 08 4) First Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 10:00, at the Sheriff's Office, 15 Vanderbijl Street, Unit 7, Newcastle**

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 10 May 2023 at 10H00 at the Sheriff's office, 15 Vanderbijl Street, Unit 7, Newcastle to the highest bidder:

Erf 387 Dunblane Resort, Registration Division HS, province of KwaZulu-Natal, in extent 1375 (one thousand three hundred and seventy five) square metres, held by certificate of Registered Title No.T12750/09 subject to the conditions therein contained and more especially subject to a restraint against free alienation in favour of the Dunblane homeowners association and a pre-emptive right in favour of Squirewood Investments 50(PTY) LTD

physical address:  
387 Dunblane Resort, Newcastle

zoning : Special residential(nothing guaranteed)

improvements:  
the following information is furnished but not guaranteed:  
a dwelling comprising of - 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 is available 24 hours before the auction at the office of the, THE SHERIFF NEWCASTLE at 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE. The office of the Sheriff for NEWCASTLE will conduct the sale with Sheriff Y R THOMPSON and /or his/her Deputies as Auctioneers. 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 full Conditions can be inspected at the offices of the Sheriff High Court, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE. STRAUSS DALY INC. MRS CHETTY/A0038/3161/SS.

Dated at: Umhlanga, 2023-01-13.

Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga, Tel. 0315705600, Fax. 0315705796, Ref. 0315705796, Acc. THOBANI MTHEMBU.

**Case No: 7271/2017**  
**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 Siyabonga Mangue  
Identity Number 780715 5359 087, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-08, 09:00, at the Sheriff office Durban West at no. 32 Melbourne Road, Entrance in Banshee Lane,  
Umbilo, Durban**

This is a sale in execution pursuant to a judgement obtained in the above honourable court in terms of which the following property will be sold in execution on 8 May 2023 at 09h00, at Sheriff Durban West at no. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban:

(1) A unit consisting of - (a) Section No.162 as shown and more fully described on Sectional Plan No.SS534/1994, in the scheme known as BRISTOW CRESCENT 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 43 (Forty 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. ST48049/08

physical address:

Unit 162, Door 108 Adenia, 25 Galway Road, Watervalpark, Bonela

zoning : Special residential(nothing guaranteed)

improvements:

the following information is furnished but not guaranteed:

A Sectional unit comprising of - 1 Living Room, 1 Bedroom, 1 Bathroom And 1 Kitchen

(the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoets")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 DURBAN WEST, NO.1 RHODES AVENUE, GLENWOOD will conduct the sale with auctioneer N ADAMS. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

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

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

C) Payment of a Registration Fee of R20 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, DURBAN WEST, NO.1 RHODES AVENUE, GLENWOOD.

Dated at: Umhlanga, 2023-03-13.

Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga, Tel. 0315705600, Fax. 0315705796, Ref. A0038/3037, Acc. THOBANI MTHEMBU.

**Case No: D9185/2021  
5 Umhlanga Rocks**

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

**In the matter between: NEDBANK LIMITED, Execution Creditor, and SHIRAZ SHERRIEF, Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-08, 09:00, Sheriff of the High Court Durban West at No. 32 Melbourne Road, entrance in Banshee Lane, Umbilo, Durban.**

PROPERTY DISCRIPTION

(A) A Unit ("the mortgage unit") consisting of :-

(i) Section no. 5 as shown and more fully described on Sectional Plan no. SS239/1993, ("the sectional plan") in the scheme known CHERRY LANE in respect of the land and building or buildings situated at BRICKFIELD, in the EThekwini Municipality of which section the floor area, according to the said sectional plan, is 121 (ONE HUNDRED AND TWENTY-ONE) SQUARE METRES in extent ("the mortgage section"); and

(ii) 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: ST37773/2014

(B) An exclusive use area described as Garden No. G5 measuring 26 (TWENTY-SIX) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as CHERRY LANE in respect of the land and building or buildings situate at BRICKFIELD, in the EThekwini Municipality, as shown and

more fully described on Sectional Plan No. SS239/1993 Held by NOTORIAL DEED OF CESSION NUMBER SK3440/214;

(C)An exclusive use area described as Yard No. Y5 measuring 19 (NINETEEN) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as CHERRY LANE in respect of the land and building or buildings situate at BRICKFIELD , in the EThekwini Municipality, as shown and more fully described on Sectional Plan No. SS239/1993 Held by NOTORIAL DEED OF CESSION NUMBER SK3440/214

#### PHYSICAL ADDRESS

Unit no. 5, Door no. 5 Cherry Lane, 129 Loon Road, Sherwood, Durban, KwaZulu-Natal (Magisterial District of EThekwini)

ZONING: Residential

IMPROVEMENTS: Simplex, tiled roof, street level, electronic gates, single garage, tiled floor carpets, 3 x Bedrooms, ensuite, Built in cupboards, separate toilets, full bathrooms; 1 x Dining Room; 1 x Lounge; 1 x Kitchen built in cupboards, Outbuilding: Fenced, aircon, swimming pool.

Nothing in this regard is guaranteed.

1. The sale is a sale in execution pursuant to a judgment granted on the 15th July 2022 and a Warrant of Execution issued thereafter, the above-mentioned immovable property will be sold to the highest bidder subject to a reserve price of R1 000 000.00 by the sheriff of the high court Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban on the 21 November 2022 from 09h00.

2. The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder.

3. Full Conditions of Sale may be inspected at the Offices of the Sheriff for Durban West at 1 Rhodes Avenue, Glenwood.

4. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Office of the Sheriff for Durban West at No. 1 Rhodes Avenue, Glenwood, Durban.

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

(a) Registration to take place at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban from 08h30.

(b) FICA-legislation i.r.o proof of Identity and address particulars;

(c) Payment of a Registration Fee of R20 000.00 in cash.

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

(e) Registration of conditions

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

7. 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.

The Office of the Sheriff for Durban West will conduct the sale with auctioneers N Adams.

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

Dated at: Umhlanga, 2023-04-05.

Garlicke & Bousfield Inc, 7 Torsvale Crescent, La Lucia Ridge, La Lucia, Tel. 031 570 5300, Fax. 031-570 5307, Ref. Mr Bruce Rist/sz/L1508/21.

Case No: D8689/2020

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

**In the matter between: Nedbank Limited, Execution Creditor, and Petrus Johannes Visser, Judgment Debtor**

NOTICE OF SALE OF IMMOVABLE PROPERTY - AUCTION

**2023-05-11, 12:00, Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road Durban, KwaZulu - Natal**

In terms of a judgment granted on 7 February 2022, in the above 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 11 May 2023 at 12:00 at the Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road Durban, KwaZulu - Natal to the highest bidder. The bidding process will be done physically at the sheriff's offices as aforementioned and/or online, by clicking on the following link to register and participate in the online bidding process : [www.onlineauctions.africa](http://www.onlineauctions.africa).

**DESCRIPTION OF PROPERTY**

A unit consisting of -

Section Number 2 as shown and more fully described as Sectional Plan No. SS 600/2006, ("the sectional plan") in the scheme known as Victoria Park, in respect of the land and building or buildings, situate at Amanzimtoti, in the eThekweni Municipality of which section the floor area according to the said sectional plan, is 193 (One Hundred and Ninety-Three) Square Meters in extent ("the mortgaged section"); and

An undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota and endorsed on the sectional plan ("the common property");

Held by DEED OF TRANSFER NUMBER ST 000994/2012

An exclusive use area described as Garden GA2 measuring 1 106 (One Thousand One Hundred and Six) Square Meters being as such part of the common property, comprising the land and the scheme known as VICTORIA PARK in respect of the land and building or buildings situate at AMANZIMTOTI, in the eThekweni Municipality, as shown and more fully described in Sectional Plan Number SS 600/200 Held by Notarial Deed of Cession Number SK000121/12.

Physical Address: Unit 2, Door 2, Victoria Park, 21 Eland Avenue, Amanzimtoti, KwaZulu - Natal.

Magisterial District: eThekweni

Zoning: Residential

**IMPROVEMENTS**

One brick and tile house comprising of four bedrooms with built in cupboards and tiled floors. One main end suite with bath, shower and toilet. One separate bathroom with bath, toilet and basin. An entrance hall. One lounge, one dining room, one kitchen with built in cupboards, one laundry, one scullery, one verandah, one carport and one storeroom. All full fenced with concrete.

(NOTHING GAURANTEED)

TAKE FURTHER NOTE THAT:

1. The Rules of this auction and conditions of sale may be inspected at the sheriff's office Unit 1/2, Elation House, 350/352 Stamfordhill Road, Durban, 24 hours prior to the auction.
2. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as Amended, in pursuance of an order granted against the defendant for money owing to the plaintiff.
3. Registration as a buyer is a prerequisite 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>)
4. The auction will be conducted by the Sheriff, Allan Murugan, or his Deputy.
5. Advertising costs at current publication rates and sale costs according to court rules, apply.
6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
7. All bidders physically attending the auction 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. 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.
9. The purchaser shall pay the sheriff a deposit of 10 percent of the purchase price in cash or bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale.

10. The property may be taken possession of after the 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. 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.

Dated at: Pietermaritzburg, 2023-04-12.

Mason Incorporated, Ground Floor, Investec Building, 1 Longcrest Way, Victoria Country Club Office Park, 170 Peter Brown Drive, Montrose, Pietermaritzburg, Tel. 0333454230, Fax. 0333424734, Ref. RPN Harris/nb/002/N0026/0000010, Acc. 002/N0026/0000010.

**Case No: 1223/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(NORTH WEST DIVISION, MAHIKENG)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06) PLAINTIFF, and MOLATELO MICHAEL MATHEKGA (IDENTITY NUMBER: 710327 5359 086) FIRST DEFENDANT & LOPANG JEANETTE MATHEKGA (IDENTITY NUMBER: 800731 0270 084) SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-16, 10:00, 26 KRUGER STREET, ERASMUS BUILDING, WOLMARANSTAD**

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng, in the abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT WOLMARANSTAD at 26 KRUGER STREET, ERASMUS BUILDING, WOLMARANSTAD on TUESDAY the 16TH of MAY 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 WOLMARANSTAD during office hours.

CERTAIN:

ERF 653 LEEUWDOORNSSTAD EXTENSION 2 TOWNSHIP  
REGISTRATION DIVISION H.P. NORTH WEST PROVINCE  
MEASURING 925 (NINE HUNDRED AND TWENTY FIVE) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T2010/2019  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 98 DU TOIT STREET, LEEUWDOORNSSTAD EXTENSION 2.

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

KITCHEN, DINING ROOM, 3 BEDROOMS, 2 BATHROOMS, TOILET, PASSAGE, DOUBLE GARAGE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF WOLMARANSTAD, 26 KRUGER STREET, ERASMUS BUILDING, WOLMARANSTAD, 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 WOLMARANSTAD.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;

- (c) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) (refundable) in cash;
- (d) Registration conditions;
- (e) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at: PRETORIA, 2023-03-22.

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA, Tel. 012 361 5640, Fax. 0862396955, Ref. R ISMAIL/CM/MAT27809.

**Case No: 7774/2019**

IN THE HIGH COURT OF SOUTH AFRICA  
(7774/2019)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) PLAINTIFF, and MABAREKI SOPHTER MONYELE (PREVIOUSLY MASETE) (IDENTITY NUMBER: 860320 0500 083) DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 10:00, 66 PLATINUM STREET, LADINE, POLOKWANE**

In execution of a judgment of the High Court of South Africa, Limpopo Division, Polokwane, abovementioned suit, a sale with a reserve price of R650 000.00, will be held by the SHERIFF OF THE HIGH COURT POLOKWANE at 66 PLATINUM STREET, LADINE, POLOKWANE on WEDNESDAY the 10TH of MAY 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 POLOKWANE during office hours.

CERTAIN:

ERF 1834 IVY PARK EXTENSION 22 TOWNSHIP  
REGISTRATION DIVISION L.S. PROVINCE OF LIMPOPO  
IN EXTENT: 350 (THREE HUNDRED AND FIFTY) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T62777/2011  
SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 38 ROBE STREET, IVY PARK, POLOKWANE.

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

SINGLE FREESTANDING HOUSE WITH BRICK WALL, TILE FLOOR AND TILE ROOF, LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM  
OTHER: FENCED PRE-CAST WALLING.

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 POLOKWANE, 66 PLATINUM STREET, LADINE, POLOKWANE, 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 POLOKWANE.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);

- (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
- (d) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) (refundable) in cash;
- (e) Registration conditions;
- (f) Advertising costs at current publication rates and sale costs according to Court rules apply;
- (g) The auction will be conducted by the Sheriff Mrs AT Ralehlaka, or her Deputy.
- (h) The purchase shall pay to the Sheriff a deposit of 10% of the purchase price by electronic transfer or by bank guaranteed cheque on the day of the sale. No cash payments are accepted;
- (i) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale;
- (j) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the Conditions of Sale;
- (k) 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 until date of registration of transfer.

Dated at: PRETORIA, 2023-03-15.

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA, Tel. 012 361 5640, Fax. 0865603329, Ref. N CROUS/MV/MAT59471.

**Case No: 2022/9907**

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

**In the matter between: Nedbank Limited, Execution Creditor, and Aucamp, Pieter Jacob (Id No. 7902025020082), Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 11:00, Acting Sheriff Randburg South West, 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

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 R200000.00 will be held by the Acting Sheriff Randburg South West at 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall on the 9th day of May 2023 at 11h00 of the undermentioned property of the Judgment Debtor on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale, at the offices of the Acting Sheriff Randburg South West at 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall (short description of the property, situation and street number). Certain: A unit consisting of - Section No. 19 as shown and more fully described on Sectional Plan No. SS23/2007 in the scheme known as Rainy Hill in respect of the land and building or buildings situate at Erf 1002 Ferndale Township, City of Johannesburg, of which section the floor area, according to the said sectional plan, is 47 (forty seven) square metres in extent; and An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan (Held by Deed of Transfer No. ST89528/2007). Situated at Door No. 104 Rainy Hill, Bram Fischer Drive, Ferndale, Randburg. Improvements: (none of which are guaranteed) consisting of the following: Main building: 2 Bedrooms, Bathroom, Lounge, Kitchen. Outbuildings: None. Constructed: Brick under cement. Terms: 10% (ten percent) of the purchase price to be paid 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 in total, 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 Acting Sheriff's office, 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, during office hours. 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 with proof of residence for FICA compliance. C) All bidders are required to pay R50000.00 (refundable) registration fee one (1) day prior to the sale, EFT or bank guaranteed cheque, NO CASH ACCEPTED, in order to obtain a buyer's card. D) The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price via EFT or by bank guaranteed cheque on the day of the

sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the Sheriff within 21 (twenty one) 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 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 or his/her deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at: Johannesburg, 2023-01-26.

Rossouws Leslie Inc., 8 Sherborne Road, Parktown, Johannesburg, Tel. (011)7269000, Fax. (011)7263855, Ref. M0026702/N Roets/R Beetge.

**Case No: 72067/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), Plaintiff, and MYRAN GREGORY PAUL (IDENTITY NUMBER: 730708 5161 08 3) and AUDREY MARY SMITH (IDENTITY NUMBER: 770301 0214 08 0), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 09:00, Sheriff Lenasia/Bo Khumalo at No 5 2nd Avenue, corner of Station Road, Armadale (also known as Viking)**

In pursuance of a judgment and warrant granted on 19 October 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 10 May 2023 at 09:00 by the Sheriff of the High Court, Sheriff Lenasia/Bo Khumalo at No 5 2nd Avenue, corner of Station Road, Armadale (also known as Viking) to the highest bidder:- CERTAIN: ERF 8545 LENASIA EXTENSION 10 TOWNSHIP, SITUATED: 8545, 163 Volta Street, Lenasia Extension 10, 1827, REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL, MEASURING: 664 (SIX HUNDRED AND SIXTY FOUR) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consists of the following: THE PROPERTY IS ZONED: RESIDENTIAL DWELLING: CONSISTING OF: MAIN BUILDING: 1 X LOUNGE (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED), OTHER: 1 X GARAGE (ESTIMATED), TYPE SITE IMPROVEMENTS: 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 10 January 2023 and prepared by a Professional Associated Valuer: Brian Leslie Butler. No access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the DEFENDANTS, MYRAN GREGORY PAUL (IDENTITY NUMBER: 730708 5161 08 3) and AUDREY MARY SMITH (IDENTITY NUMBER: 770301 0214 08 0) under their names under Deed of Transfer No. T37609/2006. 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 4727, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za. REF. SZ/ELZANNE JACOBS/IB001650, 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.

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., Tel. (012) 817 4727, Ref. SZ/ELZANNE JACOBS/IB001650.

**Case No: 63357/2020  
PH46A**

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

**In the matter between: Absa Bank Limited - Judgement Creditor, and Sibusisiwe Ndlovu - 1st Judgement Debtor, and Aluwani Prince Phaswana - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 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 without reserve and will be held at 182 Progress Road, Lindhaven, Roodepoort on 12 May 2023 at 10:00 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.

A Unit consisting of:

Section No. 40 as shown and more fully described on sectional plan no. SS84/2013 in the scheme known as Azalea Heights in respect of the land and building or buildings situate at Groblerpark Extension 75 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 49 (Forty-Nine) 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. ST45358/2013

Situated at Unit 40 Azalea Heights, 1a Rothchild Road, Groblerpark Ext 75.

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: 2 Bedrooms, 1 Bathroom, Lounge, Kitchen

Outside Buildings: Carport

Sundries: None

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

Dated at: Hammond Pole Attorneys, Boksburg, 2023-02-28.

Hammond Pole C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria, Tel. 0118741800, Fax. 0866781356, Ref. MAT443823/AP/EC, Acc. Hammond Pole, Boksburg.

**Case No: 23775/2022  
PH46A**

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

**In the matter between: Firststrand Bank Limited - Judgement Creditor, and Jean Pierre Naude - 1st  
Judgement Debtor, and Anna-MARIA Albertha Naude - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 09:30, 182 Leeupoort Street, Boksburg**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R550 000.00 and will be held at 182 Leeupoort Street, Boksburg on 12 May 2023 at 09:30 of the undermentioned property of the execution debtors on the conditions which may be inspected at 182 Leeupoort Street, Boksburg, prior to the sale.

A Unit consisting of:

Section No. 78 as shown and more fully described on Sectional Plan No. SS12/2007 in the scheme known as Robin's Place in respect of the land and building or buildings situate at Parkrand Extension 9 Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 86 (Eighty 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. ST43476/2015

Situated at Unit 78 (Door 78) Robin's Place, 1555 Persimmon Street, Parklands Estate, Parkrand.

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: Kitchen, Lounge, 2 Bedrooms, 2 Bathrooms

Outside Buildings: Carport

Sundries: None

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

Dated at: Hammond Pole Attorneys, Boksburg, 2023-03-06.

Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria, Tel. 0118741800, Fax. 0866781356, Ref. MAT449413/AF/EC, Acc. Hammond Pole Attorneys, Boksburg.

Case No: D4190/2022  
5

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

**In the matter between: THE STANDARD BANK OF S.A. LIMITED, Plaintiff, and PENNY LEE FERRIES-SCOTT, Defendant**

AUCTION

**2023-05-11, 12:00, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban**

By way of physical attendance at the sheriff's office, Action Sheriff Durban South, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban and / or online by registering on the sheriff Durban North / Action Sheriff Durban South, profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended.

This is a sale in execution pursuant of a judgment granted in the High Court of South Africa, Kwazulu - Natal, Durban, under Writ of Execution issued thereafter, the immovable property listed hereunder will be sold to the highest bidder at the Office of the Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban at 12.00 on Thursday, 11th May 2023.

DESCRIPTION(a) Section No. 1 as shown and more fully described on Sectional Plan No. SS455/1993, in the scheme known as RACHEL MEWS in respect of the land and buildings situate at Durban, in the ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 47 (FORTY-SEVEN) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by Deed of Transfer No. ST26381/2013 and (c) Section No. 7 as shown and more fully described on Sectional Plan No. SS455/1993, in the scheme known as RACHEL MEWS in respect of the land and buildings situate at Durban, in the ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 16 (SIXTEEN) square metres in extent; and (d) 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. ST26381/2013

PHYSICAL ADDRESS: Unit 1 Rachel Mews, 15 Channel View Road, Fynnland, Bluff

ZONING: SPECIAL RESIDENTIAL

The property consists of the following, a unit consisting of: -

1 x Bedrooms; 1 x Kitchen; 1 Lounge; 1 Study; 1 x Bathroom

Nothing in this regard is guaranteed.

1. The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder.

2. The purchaser shall pay a deposit of 10% (TEN PER CENT) of the purchase price and the auctioneer's commission in cash immediately or bank guaranteed cheque after the sale and the balance against transfer to be secured by a Bank or Building Society Guaranty 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.

3. 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.

4. The full conditions of sale may be inspected at the Office of the Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban.

5. The Rules of this auction is available 24 hours prior to the auction at the office of the Acting Sheriff Durban South.

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

6.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=9>)

6.2 Fica - legislation i. r. o. proof of identity and address particulars;

6.3 All bidders physically attending the auction 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;

6.4 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.

6.4 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.

7. 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 secured in terms of the conditions of sale.

8. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate

The office of the Acting Sheriff Durban South will conduct the sale with auctioneer Allan Murugan (sheriff) or his deputy.

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

Dated at: UMHLANGA ROCKS, 2023-03-03.

Garlicke & Bousfield, 7 Torsvale Crescent, La Lucia Rodge Office Estate, La Lucia, Tel. 031-5705316, Ref. L0753/21.

**Case No: D3552/2022**  
**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., Plaintiff, Registration No. 2001/009766/07, LORNE STRYDOM N.O. in his capacity as trustee for the time being of FORTRESS TRUST (Masters Reference No. IT1672/2012(G)) 1st Def, ELIZE STRYDOM N.O. in her capacity as trustee for the time being of FORTRESS TRUST (Masters Reference No. IT1672/2012(G)) 2nd Def, BRUCE MORRISON N.O. in his capacity as trustee for the time being of FORTRESS TRUST (Masters Reference NO. IT1672/2012(G)) 3rd Def, LORNE STRYDOM 4th Def, ELIZE STRYDOM 5th Def**

NOTICE OF SALE IN EXECUTION

**2023-05-15, 10:00, THE SHERIFF'S OFFICE NO. 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 15 May 2023 at 10:00 at THE SHERIFF'S OFFICE NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE subject to a reserve price, namely, CERTAIN: A unit consisting of (a) Section No 1 as shown and more fully described on the Sectional Plan SS 240/2007 in the scheme known as VISTA DEL MAR, in respect of the land and building or buildings situate at UVONGO, HIBISCUS COAST MUNICIPALITY AREA, of which section the floor area, according to the said sectional plan is 152 (One Hundred and Fifty Two) SQUARE METRES in extent and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan; and HELD BY Deed of Transfer ST9043/2016 and SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER 2. An exclusive use area described as GARDEN GDN1, measuring 44 (Forty Four) square metres being as such part of the common property, comprising the land and the scheme known as VISTA DEL MAR in respect of the land and the building or buildings situate at UVONGO, HIBISCUS COAST MUNICIPALITY AREA as shown and more fully described on Sectional Plan SS240/2007 held under Notarial Deed of Cession No. SK1157/2016 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession 3. An exclusive use area described as GARAGE G2, measuring 19 (Nineteen) square metres being as such part of the common property, comprising the land and the scheme known as VISTA DEL MAR in respect of the land and the building or buildings situate at UVONGO, HIBISCUS COAST MUNICIPALITY AREA as shown and more fully described on Sectional Plan SS240/2007 held under Notarial Deed of Cession No. SK 1157/2016 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession 4. An exclusive use area described as PARKING P1, measuring 21 (Twenty One) square metres being as such part of the common property, comprising the land and the scheme known as VISTA DEL MAR in respect of the land and the building or buildings situate at UVONGO, HIBISCUS COAST MUNICIPALITY AREA as shown and more fully described on Sectional Plan SS240/2007 held under Notarial Deed of Cession No. SK 1157/2016 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession, The property is improved, without anything warranted by: A SINGLE STOREY BRICK WALL SIMPLEX CONSISTING OF ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS 2 BATHROOMS : OUTBUILDING : 1 GARAGE & 1 CARPORT : Physical address is UNIT 1 VISTA DEL MAR, 20 ORANGE ROCKS ROAD, ST MICHAELS ON SEA, SHELLY BEACH, KWAZULU-NATAL. ZONING: RESIDENTIAL (NOTHING GUARANTEED) (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 guarantee issued by a financial institution approved by the execution creditor or its attorneys, which guarantee shall be delivered by the Purchaser to the Sheriff within ten (10) 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 purchaser may be taken possession of the property, the

purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff 17A Mgazi Avenue, Umtentweni. The office of the Sheriff for Port Shepstone will conduct the sale with auctioneer MAB MAHLANGU. 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, 17A MGAZI AVENUE, UMTENTWENI. STRAUSS DALY INC. MRS CHETTY/SOU27/4296/SM.

Dated at: Umhlanga, 2023-04-03.

Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga, Tel. 0315705600, Fax. 0315705796, Ref. SOU27/4296, Acc. Riane Barnard.

**Case No: 33019/2021**

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 SOUTHERN AFRICA LIMITED), Plaintiff, and NTWAMPE GIDEON MAGOA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-04, 10:00, SHERIFF, PRETORIA SOUTH WEST, AZANIA BUILDING, CNR. ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA**

KINDLY TAKE NOTICE that pursuant to a Judgment delivered by the High Court of South Africa, Gauteng Division, Pretoria on the 3RD AUGUST, 2022 and Writ of Attachment issued thereafter, 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, PRETORIA SOUTH WEST at AZANIA BUILDING, CNR. ISCOR AVENUE AND IRON TERRACE, WEST PARK, PRETORIA on 4th MAY, 2023 at 10h00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF PRETORIA SOUTH WEST at the above mentioned 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.

PROPERTY: ERF 5433 ATTERIDGEVILLE TOWNSHIP  
REGISTRATION DIVISION J R PROVINCE OF GAUTENG  
MEASURING: 298 (TWO HUNDRED AND NINETY EIGHT) SQUARE METRES  
HELD BY DEED OF TRANSFER NO. T 61091/2019  
KNOWN AS 51 MASHUPYE STREET, ATTERIDGEVILLE, PRETORIA

IMPROVEMENTS: LOUNGE, DININGROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 TOILETS, 2 CARPORTS, BATHROOM/TOILET

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, PRETORIA SOUTH WEST, AZANIA BUILDING, CNR. ISCOR AVENUE AND IRON TERRACE, WEST PARK, PRETORIA 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) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain buyers card
- (d) Payment of a Registration fee (refundable) in cash or EFT
- (e) Registration condition
- (f) The Sheriff will conduct auction.

Dated at: PRETORIA, 2023-04-05.

HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA, Tel. 012 325 4185, Fax. 012 328 3043, Ref. DU PLOOY/LM/GP12773 e-mail : [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Case No: 43839/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff, and POSTANHO FABIAO UBISSE, ID: 650101 8338 18 7, 1st Defendant, and LULU VERONICA UBISSE, ID: 680404 2180 08 2, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 09:30, 09:30**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 11 May 2022, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, BOKSBURG on the 12 May 2023 at 09:30 at the Sheriff's office, 182 LEEUPOORT STREET, BOKSBURG, subject to a reserve price of R386 4087.00: CERTAIN: ERF 8942 VOSLOORUS EXTENSION 13 TOWNSHIP; REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG; In extent 400 (FOUR HUNDRED) Square metres; HELD BY DEED OF TRANSFER NUMBER T61174/07 SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the Property"); also known as ERF/HOUSE 8942 NOMBHELA STREET, VOSLOORUS EXTENSION 13, BOKSBURG the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: MAIN BUILDING: 3 BEDROOMS, KITCHEN, DININGROOM AND BATHROOM/TOILET - OUT BUILDING: 3 OUTSIDE ROOMS, 3 TOILETS AND SHOWER. 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 BOKSBURG at 182 LEEUPOORT STREET, BOKSBURG . The Sheriff BOKSBURG, 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 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 BOKSBURG during normal working hours Monday to Friday.

Dated at: KEMPTON PARK, 2023-03-14.

JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK, Tel. 011 966 7600, Fax. 087 231 6117, Ref. PJ JOUBERT/SL/S11626.

**Case No: 29421/2021**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff, and MOSES COETZEE ID: 781009 5017 08 8, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 09:30, 182 LEEUPOORT STREET, BOKSBURG**

## NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 24 November 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, BOKSBURG, on the 12 May 2023, at 09:30 at the Sheriff's office, 182 LEEUPOORT STREET, BOKSBURG, subject to a reserve price of R822 500.00: CERTAIN: ERF 927 VANDYKPARK TOWNSHIP; REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG; In extent 805 (Eight Hundred and Five) Square metres; HELD BY DEED OF TRANSFER NUMBER T24919/08 SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the Property"); also known as 41 SILVERLEAF STREET, VANDYK PARK, BOKSBURG the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 3 BEDROOMS 2 X BATHROOMS 1 X LOUNGE 1 X DININGROOM 1 X KITCHEN. 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 BOKSBURG, at 182 LEEUWPOORT STREET BOKSBURG. The Sheriff BOKSBURG, 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 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 BOKSBURG during normal working hours Monday to Friday.

Dated at: KEMPTON PARK, 2023-03-13.

JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK, Tel. 011 966 7600, Fax. 087 231 6117, Ref. PJ JOUBERT/SL/S10727.

Case No: 6568/2020

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## IN THE HIGH COURT OF SOUTH AFRICA

(Limpopo Division, Polokwane)

**In the matter between: The Standard Bank of South Africa Limited, (1962/000738/06), Plaintiff, and Siphon Cornwell Khoza, First Defendant, Velaphi Cynthia Maguga, Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-04, 11:00, Sheriff Giyani, In front of the Sheriff's storeroom, Limdev Building, Giyani**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Limpopo Division, Polokwane, by Court Order Dated 6 May 2021 at the Sheriff Giyani's sale premises, in front of the Sheriff's store, Limdev Building, Giyani on 4 May 2023 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office 24 hours prior to the auction at the office of the Sheriff at 13 Naboom Street, Phalaborwa, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 260 Giyani-F Township, Registration Division: L.T., Province of

Limpopo, measuring: 678 Square metres, Held by Deed Of Grant No. TG118060/1998

Street Address: Erf 260 Giyani-F Township, also known as 260, Section F, Giyani, Limpopo Province

Zone: Residential

Improvements: Dwelling consists of bricks under a Harvey tiled roof: 1 x lounge, 1 x dining room, 1 x bathroom, 1 x kitchen, 5 x bedrooms, Outside Building: Double garages

Take note of the following requirements for all prospective buyers: 1. 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>)

1. As required by the specific Sheriff, a refundable registration fee of R15 000.00 is payable prior to the commencement of the auction in order to obtain a buyers card. 2. The Sale in Execution is conducted in accordance with the consumer protection Act 68 of 2008 as amended, in pursuance of a Judgement Granted against the Defendant of money owing to the Plaintiff. 3. All Bidders must be FICA compliant: 3.1 Copy of Identity Document. 3.2 Proof of residential address. The office of the Sheriff will conduct the sale. Property will be sold to the highest

bidder or sold subject to confirmation as per Consumer Protection Act upon instructions from the Execution Creditor.

Dated at: Pretoria, 2023-04-06.

HAASBROEK & BOEZAART INC., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria, Tel. 0124813551, Fax. 0866732397, Ref. S1234/10024.

Case No: 23387/2021  
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IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited (Reg. No. 2003/029628/07) First Plaintiff, Absa Bank Limited (Reg. no. 1986/004794/06) Second Plaintiff, and Ngwana-Phalama Patience Masekwameng Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-08, 11:00, Sheriff Centurion West, 229 Blackwood Street, Hennospark, Centurion**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without reserve price, at the office of the Sheriff Centurion West, 229 Blackwood Street, Hennospark, Centurion, on 8 May 2023 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Centurion West, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Section no.28 as shown and more fully described on Sectional Plan

No. SS 756/2016 in the scheme known as Lily 8256 in respect of the land and building or buildings situate at Erf 8256 Olievenhoutbos Extension 36 Township, Local Authority City of Tshwane Metropolitan Municipality, of which the floor area, according to the said Sectional Plan is 46 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 84739/2016

Street Address: Section No. 28 Lily 8256 situate at Erf 8256 Olievenhoutbos Extension 36 Township, also known as Unit 28 SS Lily 8256, Olievenhoutbos Extension 36, Centurion, Gauteng Province

Zone: Residential

Improvements: Nothing guaranteed in this regard: Unit consisting of: : 2 x bedrooms, bathroom, TV/Living room, kitchen, garage, brick fencing, face brick as outer wall finishing and tiles as floor and inner floor finishing

Take note of the following requirements for all prospective buyers: 1.As required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at: Pretoria, 2023-04-06.

Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria, Tel. 0124813551, Fax. 0866732397, Ref. ABS8/1235.

Case No: 47454/2018  
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IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited Plaintiff (1962/00738/06), and Pedro Eduardo Lourenco Mubobo First Defendant & Sebolawe Joyce Tivana Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-04, 10:00, Sheriff Pretoria South West, Azania Building, cn Iscor Avenue & Iron Terrace, West Park, Pretoria**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order 8 April 2022 at the office of the Sheriff, Pretoria South West, Azania Building, cnr Iscor Avenue and Iron Terrace, West Park, Pretoria on 4 May 2023 at 10:00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Pretoria South West, at the same address as above, and will also be read out prior to the sale.

No warranties are given with regard to the description and/or improvements.

Description: Remaining Extent of Erf 3151 Pretoria Township, Registration Division: J.R., The Province of Gauteng, Measuring 675 square metres, Held by Deed of Transfer no. T 173296/2006

Also known as: Remaining Extent of Erf 3151 Pretoria Township also known as 356 Christoffel Street, Pretoria West,, Gauteng Province

Zoned: Residential

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of: 3 bedrooms, 1 bathroom, 1 dining room, 1 lounge, Out Building: 1 bathroom, 2 servants quarters

Take note of the following requirements for all prospective buyers: 1.As required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2.

Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at: Pretoria, 2023-04-06.

HAASBROEK & BOEZAART, HB Forum, 13 Stamvrug street, Val de Grace, Pretoria, Tel. 0124813551, Fax. 0866732397, Ref. S1234/5266.

Case No: D5338/2019

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor, and Werner Ronald Potonas, Judgment Debtor**

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

**2023-05-08, 10:00, Port Shepstone Sheriff's Offices, No 17A Mgazi Avenue, Umtentweni, Port Shepstone**

This sale is a sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008, as Amended, pursuant to an order granted on 02 September 2020 against the Judgment Debtor for money owing to the Execution Creditor and an order declaring the property specially executable. The immovable property listed hereunder will be sold in execution on 08 May 2023 at 10h00 by the Acting Sheriff for Port Shepstone Higher/Lower Court at the Sheriff's offices at No 17A Mgazi Avenue, Umtentweni, Port Shepstone to the highest bidder: PROPERTY DESCRIPTION: Erf 529 Trafalgar, Registration Division ET, Province of KwaZulu-Natal, in extent 1138 square metres, held under Deed of Transfer T036557/09 PHYSICAL ADDRESS: 23 Collingwood Avenue, Trafalgar, Margate, KwaZulu-Natal. Magisterial District - Port Shepstone. IMPROVEMENTS: The following information is furnished, but not guaranteed, semi double storey, dwelling consisting of: 1 lounge, 1 dining room, 1 family room, 1 kitchen, 3 bedrooms, 2 bathrooms; double garage, garden / lawn, swimming pool, paving/driveway, boundary fence (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). ZONING: Residential (the accuracy hereof is not guaranteed) 1. The auction shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder. 2. The purchaser shall pay a deposit of 10% of the purchase price and auctioneers commission plus VAT thereon, in cash and/or bank guaranteed cheque or via electronic transfer, immediately after the sale of the property, the balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within TWENTY ONE (21) days after the date of sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4.3. of the conditions of sale. 4. Should the purchaser take 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. 5. The rules of auction and conditions of sale may be inspected at the sheriff's office 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction. 6. The auction will be conducted by the Sheriff, MAB Mahlangu or her Deputy. 7. Advertising costs at current publication rates and sale costs according to the court rules apply.

8. Registration as a buyer is a pre-requisite subject to the conditions, inter alia: a) In accordance with the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) FICA-legislation : in respect of proof of identity and residential particulars 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;

Dated at: UMHLANGA ROCKS, 2023-03-28.

Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks, Tel. 031-5757532, Fax. 0866762270, Ref. LIT/sn/SAHO16129.804.

**Case No: D4527/2019  
D4527/2019**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor, and Nontuthuko Mvundla, Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-08, 10:00, 17A Mgazi Avenue, Umtentweni, Port Shepstone**

This sale is a sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008, as Amended, pursuant to an order granted on 18 August 2021 against the Judgment Debtor for money owing to the Execution Creditor and an order declaring the property specially executable. The immovable property listed hereunder will be sold in execution on 08th May 2023 at 10h00 by the Acting Sheriff for Port Shepstone Higher/Lower Court at the Sheriff's offices at No 17A Mgazi Avenue, Umtentweni, Port Shepstone to the highest bidder: PROPERTY DESCRIPTION: 1. A unit consisting of :- a) Section 34 as shown and more fully described on Sectional Plan SS625/2005 in the scheme known as FAERIE GLEN, in respect of the land and building or buildings situate at Margate, Hibiscus Coast Municipality, of which section the floor area, according to the said sectional plan, is 105 (One Hundred and Five) square metres in extent; and b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan Held under Deed of Transfer No. ST 10219/2014, 2. An exclusive use area described as Y34 being YARD 34, measuring 7 (Seven) square metres being as such part of the common property, comprising the land and the scheme known as FAERIE GLEN in respect of the land and the building or buildings situate at MARGATE in the HIBISCUS COAST MUNICIPALITY as shown and more fully described on Sectional Plan SS625/2005 held under Notarial Deed of Cession. PHYSICAL ADDRESS: Door No 34 Faerie Glen Street, Margate, KwaZulu-Natal. Magisterial District - Port Shepstone. IMPROVEMENTS: The following information is furnished, but not guaranteed, single storey consisting of: brick walls, tile roof, tile floors, lounge and dining room combined, 1 bedroom, bathroom and toilet combined; garage separate (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). ZONING: Residential (the accuracy hereof is not guaranteed) 1. The auction shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder. 2. The purchaser shall pay a deposit of 10% of the purchase price and auctioneers commission plus VAT thereon, in cash and/or bank guaranteed cheque or via electronic transfer, immediately after the sale of the property, the balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within TWENTY ONE (21) days after the date of sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4.3. of the conditions of sale. 4. Should the purchaser take 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. 5. The rules of auction and conditions of sale may be inspected at the sheriff's office 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction. 6. The auction will be conducted by the Sheriff, MAB Mahlangu or her Deputy. 7. Advertising costs at current publication rates and sale costs according to the court rules apply. 8. Registration as a buyer is a pre-requisite subject to the conditions, inter alia: a) In accordance with the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) FICA-legislation : in respect of proof of identity and residential particulars 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;

Dated at: UMHLANGA ROCKS, 2023-03-28.

Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks, Tel. 031-5757532, Fax. 0866762270, Ref. LIT/SN/SAHO16129.977.

**Case No: KZNPTN/RC430/21  
docex 27**

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and ZAKUTHINI PATRICK QETSIMANI (Identity Number: 680404 6536 08 1), First Defendant, and BENEDICTA NOBUHLE QETSIMANI ( Identity Number 691010 1147 08 4), Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-10, 10H00, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

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 the 10TH day of MAY 2023 at 10H00 at the Sheriff's Office Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN: A unit ("the mortgaged unit") consisting of - (a) Section No. 39 as shown and more fully described on Sectional Plan No. SS130/1982 ("the sectional plan") in the scheme

known as BARBEITO in respect of the land and building or buildings situate at NEW GERMANY of which section the floor area, according to the said sectional plan, is 101 (ONE HUNDRED AND ONE) square metres in extent ("the mortgaged section"); and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property") Held by Deed of Transfer No. ST47604/06 ("the Mortgaged Unit") (MAGISTERIAL DISTRICT PINETOWN) PHYSICAL ADDRESS: SECTION 39, DOOR NUMBER 0001, BARBEITO P/B1, 1 REGAL CRESCENT, NEW GERMANY, KWAZULU-NATAL. ZONING : RESIDENTIAL(NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed: FLAT: TILED ROOF, BRICK WALLS, TILED FLOOR, 3X BEDROOM, 1X BATHROOM, 1X LOUNGE, 1X 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 on the day of the sale and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 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 Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo. Advertising costs at current publication rates and sale costs according to court rules, apply. 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, (15 days prior to the date of sale) PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

Dated at: UMHLANGA, 2023-03-20.

Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga, Tel. 0315705603, Ref. N0183/6218, Acc. STRAUSS DALY.

**Case No: 4267/21  
031 5369700**

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF, and MDUDUZI LAWRENCE SITHOLE, FIRST DEFENDANT, THANDI BEATRICE SITHOLE, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-04, 10H00, AT THE SHERIFF OFFICE, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on THURSDAY, 04 day of MAY 2023 at 10:00 at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN, 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 R813 553.97. DESCRIPTION: A UNIT CONSISTING OF:-(A)SECTION NO. 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS64/1978, IN THE SCHEME KNOWN AS SAN LEANDRO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, IN THE DURBAN ENTITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 161 (ONE HUNDRED AND SIXTY ONE) SQUARE METRES IN EXTENT, AND, (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST42512/2001, SUBJECT TO THE CONDITIONS CONTAINED THEREIN. PHYSICAL ADDRESS: SECTION 6 SAN KEANDRO, 80 CURRIE ROAD, MUSGRAVE, KWAZULU NATAL. MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT. ZONING : GENERAL RESIDENTIAL (Nothing in this regard is guaranteed) IMPROVEMENTS: A FLAT WITH BRICKED WALLS UNDER BRICKED ROOF CONSISTING OF: 1 LOUNGE, 1 DINING ROOM, 3 BEDROOMS WITH BATHROOMS AND TOILET, 1 SEPARATE TOILET, 1 SEPARATE SHOWER, 1 KITCHEN WITH BUILT-IN CUPBOARDS. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to

a judgment obtained in the above court. 2. The Rules of the Auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDESIDE, DURBAN. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a. Directive of the Consumer Protection Act 68 of 2008, (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b. FICA - legislation 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. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or D NAICKER. 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 bank guaranteed cheque 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 Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, DURBAN.

Dated at: UMHLANGA ROCKS, 2023-04-04

JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS, Tel. 031 5369700, Fax. 031 5369799, Ref. MAT14109, Acc. REBECCA/ROMAN/PC.

**Case No: D8863/2021  
031 5369700**

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF, and HL PAULEY, 1ST DEFENDANT, L PAULEY,  
2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-08, 10H00, AT THE SHERIFF OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on MONDAY, 08 MAY 2023 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: ERF 917 LEISURE BAY EXTENSION 1, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL. IN EXTENT 1039 (ONE THOUSAND AND THIRTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T4809/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 917 BLACKPOOL AVENUE, IVY BEACH, PORT EDWARD. MAGISTERIAL DISTRICT: UGU MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: MAIN BUILDING: MULTIPLE STOREY CONCRETE BLOCK WALLS UNDER CLAY TILE, WOOD WINDOWS CONSISTING OF: 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 2 LIVING ROOM, 1 KITCHEN, 4 BEDROOMS, 3 BATHROOMS, 2 SEPARATE TOILETS, 1 BALCONY. 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 at the SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted the the above Honourable Court. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, 24 hours prior to the auction. 3. 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> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) 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. 4. The auction will be conducted by the Sheriff Port Shepstone. 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 bank guaranteed cheque 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 Sheriff's Office, 17A Mgazi Avenue,

Umtentweni, Port Shepstone.11. Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations.

Dated at: UMHLANGA ROCKS, 2023-04-04.

JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS, Tel. 031 5369700, Fax. 031 5369799, Ref. ROMAN REDDY/PC, Acc. MAT13946.

**Case No: D4965/2021  
DOCEX 27**

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

**In the matter between: FirstRand Bank Limited, Plaintiff, Registration Number: 1929/001225/06, and Zohra Bibi Shaik , Defendant, Identity Number: 800213 0205 08 9, and Ethekwini Municipality, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-09, 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 the 9 May 2023 at 9h00 at the Sheriff's Office being 293 Lenny Naidu Drive, Bayview, Chatsworth, to the highest bidder subject to a reserve price if any: certain: portion 134 of Erf 112 Chatsworth, registration division ft, province of Kwazulu-Natal in extent 247 (Two Hundred and Forty Seven) square metres, held by deed of transfer number T24262/20, subject to the conditions therein contained. physical address: 83 Astral Drive, Woodhurst Chatsworth, Durban (Magisterial District-Chatsworth) zoning : residential(nothing guaranteed), improvements: the following information is furnished but not guaranteed: A double story plastered under tile roof - dwelling comprising of: 4 bedrooms, 2 bathrooms, 1 tv/livingroom, 1 diningroom, 1 kitchen, 1 outbuilding with 1 kitchen & 1 bathroom. other: pavement, concrete fencing, inner floor finishing: carpets & 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. URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961) B) FICA-legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R15000.00 in cash. D) Registration conditions. E) SHERIFF CHATSWORTH will adhere strictly to the Covid 19 Regulations and the directives signed on 23 July 2020 by the Minister of Justice and Correctional Services, the Honourable Lamola. Any person bidding for a property on behalf of another person or body is required by law to produce such person of 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. Individuals wanting to attend the auction must arrive for registration before 09h45 a.m. and that no person is allowed to enter the auction room after 09h45 a.m. The full Conditions can be inspected at the offices of the Sheriff of the High Court, Chatsworth, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH. STRAUSS DALY INC. MRS CHETTY/FIR93/1398.

Dated at: UMHLANGA, 2023-03-15.

Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga, Tel. 031-5705600, Fax. 031 570 5796, Ref. FIR93/1398, Acc. Thobani Mthembu.

**Case No: 92200/2019  
Docex 101, 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 A M SHARP CIVILS (PTY) LTD (REG NO. 2013/068421/07) (FIRST JUDGMENT DEBTOR), MODIEHI ALICE MOKELE (ID NO. 810214 0584 083) (SECOND JUDGMENT DEBTOR)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-11, 10:00, BY THE SHERIFF OF THE HIGH COURT VEREENIGING AT THE SHERIFF'S OFFICE AT 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

In pursuance of judgment granted against the First and Second Judgment Debtors on 20 August 2021 wherein the property described below was declared specially executable, in the above Honourable Court and under a writ of execution issued thereafter the immovable property belonging to the First Judgment Debtor listed hereunder will be sold in execution on THURSDAY, 11 MAY 2023 at 10h00 by the Sheriff of the High Court VEREENIGING, at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING, to the highest bidder:

Description: ERF 1014 VEREENIGING EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG;  
In extent: 1537 (ONE THOUSAND FIVE HUNDRED AND THIRTY SEVEN) SQUARE METRES;  
Physical Address: 7 PATTON STREET, DUNCANVILLE, VEREENIGING;

Zoned: BUSINESS 1 - (Retail, offices);

HELD by the First Judgment Debtor under Deed of Transfer No. T86303/2013.

IMPROVEMENTS: The following information is given but not guaranteed:

The improvements on the property consist of the following:

A commercial office block consisting of:

A partly double storey consisting of offices with a concrete staircase to the upper floors. Ample kitchen and ablution facilities provided. Property is in good condition.

Structure:	Brick wall construction
Floors:	Tiled and carpeted
Walls:	Plastered and painted brick
Ceilings:	Suspended and concrete ceilings
Roof:	Iron
Windows & doors:	Steel window and door frames

The full conditions may be inspected at the office of the Sheriff of the High Court VEREENIGING, during office hours, at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

Note: Consumer Protection Act 68 of 2008:

Buyers/Bidders must register to bid and original proof of identity and residential address are required. Should you buy on behalf of someone else, or a legal entity, you will need to present the Sheriff with written authority to this effect. Further information and Regulations in terms of the Consumer Protection Act 68 of 2008 are available at the office of the Sheriff for inspection.

Dated at: PRETORIA, 2023-03-17.

NEWTONS INC., 2ND FLOOR, LOBBY 3, BROOKLYN FORUM BUILDING, 337 VEALE STREET, NIEUW MUCKLENEUK, PRETORIA, Tel. (012) 425 0200, Fax. (012) 460 9491, Ref. NL3089/M STEENKAMP/lm.

**Case No: 3320/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor), and WAVEN NEACAIL NOAH (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-05, 10:00, at the Sheriff's Office, 68 Perkins Street, North End, Gqeberha, Eastern Cape**

In pursuance of a judgment granted by this Honourable Court on 15 April 2021, and Order declaring the Judgment Debtor's immovable property specially executable on 10 February 2022, and a Warrant of Execution

issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R117 000.00 by the Sheriff of the High Court, Port Elizabeth West, at the Sheriff's Office, 68 Perkins Street, North End, Gqeberha, Eastern Cape on FRIDAY, 5 MAY 2023 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff of the Court, Port Elizabeth West, 68 Perkins Street, North End, Gqeberha, Eastern Cape, (Tel: 041 484 1035 / 60) whom shall hold the sale and shall read out the Conditions of Sale prior to the sale in execution.

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

Erf 3724 Bloemendal, in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, held by Deed of Transfer No. T8720/2019, also known as 45 Kweletho Street, Bloemendal, Gqeberha, Eastern Cape, subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): Main Building: Freestanding, Single Storey, Block Walls, Tile Roof, Carpets, Lounge, 3 Bedrooms, Kitchen, Toilet, Broken Windows and Doors. Boundary: Fenced, Wire Mesh.

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.

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

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

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

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

Dated at: CAPE TOWN, 2023-03-10.

TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town, Tel. 021 529 7710, Fax. 021 529 7711, Ref. T Van der Spuy/mm/M28726.

**Saak No: 124/2019  
3, Riversdale**

**IN DIE LANDDROSHOF VIR DIE DISTRIK HEIDELBERG GEHOU TE HEIDELBERG  
In die saak tussen: HESSEQUA MUNISIPALITEIT, EISER EN CLARENCE GELDENHUYS (ID 8704295061088)  
as verteenwoordiger van die Meester in die boedel van wyle CYNTHIA FRANCES GELDENHUYS,  
VERWEERDER**

**KENNISGEWING VAN GEREGETELIKE VERKOPING  
2023-05-11, 10:00, op die perseel Erf 1974, Heidelberg, Provinsie van die Wes-Kaap**

Ingevolge 'n uitspraak in bogenoemde Agbare Hof en 'n Lasbrief vir Eksekusie gedateer 4 OKTOBER 2022 word ondervermelde eiendom om 10h00 op DONDERDAG, 11 MEI 2023 op die perseel te ERF 1974, HEIDELBERG, PROVINSIE VAN DIE WES-KAAP geregtelik verkoop aan die hoogste bieder.

SEKERE: ERF 1974, HEIDELBERG, PROVINSIE VAN DIE WES-KAAP, GROOT: 365m2 (DRIE SES VYF VIERKANTE METER), GEHOU KRAGTENS: TRANSPORTAKTE NOMMER T97390/1997

Onderhewig aan die volgende voorwaardes.

VOORWAARDES VAN VERKOPING

1. Die volledige voorwaardes van verkoop sal voor die verkoping gelees word en sal by die kantore van die Balju te p/a Panorama Kontantwinkel, Versveldstraat, Riversdal en die Eiser se Prokureurs, Melt Kloppers & Eloff Ingelyf te Heidelbergweg 9, Riversdal ter insae lê.

2. Hierdie is 'n onverbetere erf.

3. Betaling: Tien persent van die koopprys asook die Afslaerskommissie in kontant is betaalbaar by ondertekening op dag van verkoping en die balans tesame met rente teen 10% per jaar bereken op die Applikant se eis vanaf datum van verkoping tot datum van registrasie van die eiendom in naam van die Koper, welke betaling verseker sal word deur 'n goedgekeurde waarborg van 'n Bank of ander aanneembare instansie binne 14 (veertien) dae na datum van verkoping.

Gedateer te Riversdale op 2023-03-20.

Prokureur(s) vir Eiser(s): Melt Kloppers & Eloff Ingelyf, Heidelbergweg 9, Riversdal, 6670. Tel: 0287131606. Faks 0287131619. Verw: 1000465605.

**Case No: 124/2019  
3, Riversdale**

IN THE MAGISTRATE'S COURT FOR THE DISTRICT HEIDELBERG HELD IN HEIDELBERG  
**In the matter between: HESSEQUA MUNICIPALITY, PLAINTIFF AND CLARENCE GELDENHUYS (ID  
8704295061088) as representative of the Master in the Estate of the late CYNTHIA FRANCES  
GELDENHUYS, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, on the premises Erf 1974, HEIDELBERG**

In pursuance of a Judgment in the Court for the Magistrate of Riversdale and a Writ of Execution dated 4 OCTOBER 2022 the property listed hereunder will be sold in Execution on THURSDAY, 11 MAY 2023 at 10h00 on the premises at ERF 1974, HEIDELBERG in the PROVINCE OF THE WESTERN CAPE, to be sold to the highest bidder.

CERTAIN: ERF 1974, HEIDELBERG in the PROVINCE OF THE WESTERN CAPE, EXTENT: 365m2 (THREE SIX FIVE SQUARE METRE), HELD BY: DEED OF TRANSFER NUMBER T97390/1997, Subject to the conditions contained therein.

**CONDITIONS OF SALE**

1. The full and complete conditions of Sale will be read immediately before the Sale and will lie for inspection at the offices of the Sheriff at c/o Panorama Cash Store, Versveld Street, Riversdale and at the offices of the Attorneys for the Applicant, Melt Kloppers & Eloff Inc. at 9 Heidelberg Road, Riversdale.

2. This is an unimproved property.

3. Payment: Ten per cent of the purchase price as well as the Auctioneer Commission in cash is payable on the day of the sale and the balance together with interest at 10% per annum calculated on the Plaintiff's claim from the date of sale to the date of transfer, against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved guarantee from a Bank or other acceptable institution within 14 (fourteen) days from the date of sale.

Dated at Riversdale on 2023-03-20.

Attorneys for Plaintiff(s): Melt Kloppers & Eloff Inc., 9 Heidelberg Road, Riversdale, 6670. Tel: 0287131606. Fax 0287131619. Ref: 1000465605.

**Case No: D6708/2021**

**"AUCTION"**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and RASHIDAH MOHAMMAD (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-08, 09:00, at 82 Trevenen Road, Lotusville, Verulam, Kwazulu-Natal**

In pursuance of a judgment granted by this Honourable Court on 1 February 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R1 493 951.98 by the Sheriff of the High Court, Inanda District Two at 82 Trevenen Road, Lotusville, Verulam, Kwazulu-Natal on MONDAY, 8 MAY 2023 at 09H00, to the highest bidder.

The rules of the auction and Conditions of Sale may be inspected during office hours at the sheriff's office at 82 Trevenen Road, Lotusville, Verulam, Kwazulu-Natal (Tel: 032 533 7387 / 071 895 5904) 24 hours prior to the sale in execution.

The office of the Sheriff Inanda District Two will conduct the sale with Auctioneer R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff). 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:

A unit consisting of- (a) Section Number 193 as shown and more fully described on the Sectional Plan Number SS 456/2005 in the scheme known as PALM GATE, in respect of land and building or buildings situated at UMHLANGA ROCKS, in the Ethekwini Municipality Area, of which section the floor area, according to the said sectional title is 98 square metres in extent; and (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held by Deed of Transfer Number ST27741/19, also known as Unit 193, Palm Gate Complex, 11 Centenary Boulevard, Umhlanga Rocks, Durban, KwaZulu-Natal subject to the conditions contained in the title deed and more especially subject to such restrictive condition in favour of the Umhlanga Ridge Town Centre Management Association.

IMPROVEMENTS (not guaranteed): Property under concrete slabbing situated on the Fourth Floor consisting of 2 Bedrooms, (Tiled, Built in Cupboards & En-suite), Family Lounge (Tiled, Doors leading onto Patio), Dining Room (Tiled), Kitchen (Tiled, Built in Cupboards, Breakfast Nook), 2 Toilets & Bathroom combined (Tiled, Tub, Wash Basin, Shower Cubicle), Patio with Sliding Doors, Balcony, Staircase (Tiled), Storeroom, Complex Swimming Pool (Paved, Fenced), Iron Electronic Gates, Cemented Driveway. Unit inside a residential complex, 24 hours security-controlled access with 2 parking bays.

This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The Purchasers shall pay a deposit of 10% 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: (1) In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFileAction?id=9961>) (2) FICA-legislation: To provide an original RSA ID and proof of residence (municipal account or bank statement not older than 3 months). (3) All bidders are required to pay R10 000.00 in cash (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. (4) Registration closes strictly 10 minutes prior to auction (08h50); (5) 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. (6) Only registered bidders will be allowed into the Auction Room.

Dated at CAPE TOWN ON 2023-02-28.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Tel: 021 529 7710. Fax 021 529 7711. Ref: T Van der Spuy/mm/M30170.

**Case No: ECPERC04/2020**

**"AUCTION"**

IN THE MAGISTRATE'S COURT FOR IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF THE EASTERN CAPE, HELD AT GQEBERHA

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor), and TANDOLWETU LUBABALO BUNWANA (First Judgment Debtor) and SISEKO BOTTOMAN (Second Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-05, 10:00, at the Sheriff's Office, 68 Perkins Street, North End, Gqeberha, Eastern Cape**

In pursuance of a judgment granted by this Honourable Court on 25 November 2020, and an Order declaring the Judgment Debtors' immovable property specially executable on 22 August 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R219 557.80 by the Sheriff of the High Court, Port Elizabeth West, at the Sheriff's Office, 68 Perkins Street, North End, Gqeberha, Eastern Cape on FRIDAY, 5 MAY 2023 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff of the Court, Port Elizabeth West, 68 Perkins Street, North End, Gqeberha, Eastern Cape, (Tel: 041 484 1035 / 60) whom shall hold the sale and shall read out the Conditions of Sale prior to the sale in execution.

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

A unit consisting of -

(a) Section no 30 as shown and more fully described on Sectional Plan Number SS115/1991 in the scheme known as Castle Court in respect of the land and building or buildings situate at Port Elizabeth Central in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, of which section the floor area according to the said sectional plan is 79 square metres in extent; and

(b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer ST21445/2015, also known as Unit 30 Castle Court, 16 Castle Hill Street, Port Elizabeth Central, Eastern Cape, subject to such conditions as set out in the aforesaid Title Deed.

IMPROVEMENTS (not guaranteed): Main Building: Entrance, Lounge, Kitchen, Pantry, Bedroom, Bathroom and WC.

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.

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

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

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

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

Dated at CAPE TOWN ON 2023-03-13.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Tel: 021 529 7710. Fax 021 529 7711. Ref: T Van der Spuy/mm/M28112.

**Case No: 43602/2021  
DOCEX 271, JHB**

**"AUCTION"**

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

**In the matter between: Nedbank Limited; Plaintiff and Doziem Charly Aneke; Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-09, 10:00, SHOP NO. 2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 09 May 2022, in terms of which the following property will be sold in execution on the 09th of May 2023 at 10h00 by the Sheriff Johannesburg South at Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, to the highest bidder subject to such reserve price, as set by Court in the amount of R125 000.00

Certain Property: Section No. 3 as shown and more fully described on Sectional Plan No. SS166/2006 in the scheme known as Beachwood Court in respect of the land and building or buildings situate at Kenilworth Township, City of Johannesburg, measuring 88 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. ST54544/2008

Physical Address: 3 Beachwood Court, 26 Lindhorst street, Kenilworth.

Zoning: Residential

Magisterial District: Johannesburg

Improvements: The following information is furnished but not guaranteed: 2 bedroom, 1 bathroom, kitchen, lounge.

(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 purchase received possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month for date of occupation to date of transfer.

Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg South, Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview.

The Sheriff Johannesburg South will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended and pursuant of a judgment granted against the Defendants for the money owing to the Plaintiff. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

D) Registration conditions: No person will be allowed on the premises if they are not 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 Johannesburg South, Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, during normal office hours Monday to Friday. The office of the Sheriff Johannesburg South will conduct the Sheriff's sale with auctioneers J.A Thomas and/or P. Ora and/or A. Jegles and/or P. Ngcobo. Advertising costs at current publication rates and sale costs according to Court Rules.

Dated at RANDBURG ON 2023-04-05.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road, Randburg. Tel: 011 504 5300. Fax 086 554 3902. Ref: MAT61734.

**Case No: 20929 OF 2020  
DX 61 JOHANNESBURG**

**"AUCTION"**

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF JOHANNESBURG NORTH HELD AT RANDBURG  
**In the matter between: THE BODY CORPORATE OF LAGUNA SECTIONAL SCHEME, PLAINTIFF AND  
 GUMEDE: CHARLES MXOLISI, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2023-05-09, 11:00, 24 RHODES AVENUE, KENSINGTON B, RANDBURG**

SECTION No. 242 as shown and more fully described on Sectional Plan No SS333/2017 in the Scheme known as LAGUNA in respect of the land and buildings situate at UNIT 242 LAGUNA, 20 KIPLING ROAD, BARBEQUE DOWNS EXT 57 Township of which section the floor area according to the sectional plan is 55 square metres in extent; and an undivided share in the common property, HELD BY TITLE DEED - ST27339/2018, THE FOLLOWING INFORMATION REGARDING THE PROPERTY IS NOT FURNISHED BUT IN THIS RESPECT NOTHING IS GUARANTEED:

DESCRIPTION: SECTIONAL TITLE UNIT, ROOF: TILES, APARTMENTS: LOUNGE, KITCHEN, DININGROOM, 2 BEDROOMS, 2 BATHROOMS & CARPORT. ZONING: RESIDENTIAL

THAT the property will be sold with a reserve price of R900 000.00 to the highest bidder and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF SANDTON NORTH AT 24 RHODES AVENUE, KENSINGTON B, RANDBURG.

Dated at ROODEPOORT ON 2023-04-11.

Attorneys for Plaintiff(s): OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET, ALLENSNEK, ROODEPOORT. Tel: 0116752881. Fax 0116752889. Ref: PHILIP ROOS/EE/MAT34441.

**Case No: 6219/2016**

IN THE MAGISTRATE'S COURT FOR GQEBERHA, HELD AT DE VILLIERS STREET, NORTH END,  
 GQEBERHA

**In the matter between: BODY CORPORATE OF HAIG vs RITZENBERG DERRICK ROLAND (ID NO. 680311 5472 087) BODY CORPORATE OF HAIG, PLAINTIFF AND RITZENBERG DERRICK ROLAND (ID NO. 680311 5472 087), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2023-05-05, 10:00, Sheriff PE WEST HIGHER & LOWER COURT OFFICE, 68 PERKINS STREET, NORTH END, GQEBERHA**

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF GQEBERHA HELD AT DE VILLIERS STREET, NORTH END, GQEBERHA

CASE NO: 6219/2016

In the matter between:- BODY CORPORATE OF HAIG, Plaintiff and RITZENBERG DERRICK ROLAND (ID NO. 680311 5472 087), Defendant

**NOTICE OF SALE IN EXECUTION**

In pursuance of a Judgment in the Court of the Magistrate of the District of Gqeberha dated the 20th of December 2016. The property listed hereunder will be sold in execution on Friday, the 05th of MAY 2023 at 10Hh00 at Sheriff PE West Higher & Lower Court office, 68 Perkins Street, North End, Gqeberha.

(a) Section No. 10 as shown and more fully described on Sectional Plan No. SS211/1981 in the scheme known as HAIG, in respect of the land and building or buildings situate at NORTH END, IN THE NELSON MANDELA METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 60 (Sixty) square meters in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. HELD BY DEED OF TRANSFER OF ST3161/2003CNT, Situated at Situated at 14 HAIG, SYDENHAM ROAD, SYDENHAM, GQEBERHA

Even though it is not guaranteed, it is known that the above property consists of a residential sectional title unit consisting of 1 Bedroom, 1 Bathroom, 1 Kitchen and a lounge.

**CONDITIONS OF SALE:**

The Conditions of Sale will be read prior to the sale and may be inspected at the Offices of the Sheriff PE West Higher & Lower Court office situated at 68 Perkins Street, North End, Gqeberha.

Terms: 10% deposit and Sheriff charges of 6% on the first R100 000.00 of the proceeds, 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 R3000.00 plus VAT, on the date of sale, the balance against transfer to be secured by a bank guarantee, to be approved by the Plaintiff's attorneys, to be furnished to the Sheriff within fourteen (14) days from the date of sale.

DATED at GQEBERHA on this the 17th day of MARCH 2023.

BROWN BRAUDE & VLOK INC., per: Plaintiff's Attorneys, 317 Cape Road, Newton Park, GQEBERHA, MR D C BALDIE/Shoneez/32B0087/16

TO: THE SHERIFF OF THE MAGISTRATE'S COURT QEBERHA WEST

Dated at GQEBERHA ON 2023-04-12.

Attorneys for Plaintiff(s): BROWN BRAUDE & VLOK INC., 317 CAPE ROAD, NEWTON PARK, GQEBERHA. Tel: 0413653668. Fax 0413653681. Ref: 32B008716.

Case No: 2022/7395  
DOCEX 125, JHB

**"AUCTION"**

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

**In the matter between: Absa bank Limited, Plaintiff and Tshepo Patrick Beka, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-12, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 13 OCTOBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of ROODEPOORT on 12 MAY 2023 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, to the highest bidder with reserve price of R273 000.00.

CERTAIN: SECTION NO. 38 as shown and more fully described on Sectional Plan no. SS110/1981 in the scheme known as EUROPA PLACE in respect of the land and building or buildings situate at FLORIDA TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 109 (one hundred and nine) square metres in extent, and 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 ST6717/2012; SITUATE AT: UNIT 38 EUROPA PLACE, 6TH AVENUE, FLORIDA, ROODEPOORT

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 38 EUROPA PLACE, 6TH AVENUE, FLORIDA, ROODEPOORT consists of: Lounge, Dining Room, Kitchen, 2 x Bedrooms, Bathroom and Carport (The nature, extent, condition and existence of the improvements are not guaranteed);

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

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 by the court, all amounts paid by the highest bidder will be refunded.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. The SHERIFF ROODEPOORT will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, during normal office hours Monday to Friday, Tel: 011 760 1172, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff.

SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT42574).

Dated at JOHANNESBURG ON 2023-03-17.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Tel: 011-646 0006. Fax 011 646 0016. Ref: JE/mm/MAT42574.

**Case No: 2022/6768  
DOCEX 125, JHB**

**"AUCTION"**

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

**In the matter between: Absa bank Limited, 1st Plaintiff, Absa Home Loans Guarantee Company (RF) Pty Ltd, 2nd Plaintiff and Phillip Zingisile Tsita, 1st Defendant, Bulelwa Maria Tsita, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 10:00, 91 General Hertzog Road, Three Rivers, Vereeniging**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 31 AUGUST 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of VEREENIGING on 11 MAY 2023 at 10:00 at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING, to the highest bidder with a reserve price of R480 000.00.

CERTAIN: ERF 137 PEACEHAVEN TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG; MEASURING: 937 (NINE HUNDRED AND THIRTY SEVEN) SQUARE METRES; HELD: Under Deed of Transfer T218/2018; SITUATE AT: 22 GENERAL HERTZOG ROAD, PEACEHAVEN, VEREENIGING

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 22 General Hertzog Road, Peacehaven, Vereeniging consists of: Lounge, Dining Room, Kitchen, 3 x Bedrooms, Toilet, Bathroom and Garage (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS. The SHERIFF VEREENIGING will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING, during normal office hours Monday to Friday, Tel: 016 100 9000, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT40290).

Dated at JOHANNESBURG ON 2023-03-17.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Tel: 011-646 0006. Fax 011 646 0016. Ref: JE/mm/MAT40290.

**Case No: D8089/2019  
DOCEX 178, PRETORIA**

**"AUCTION"**

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

**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF AND RAJANTHKUMAR RAMNARRAIN AND ROXANNE RAMNARRAIN (Married in community of property to each other), DEFENDANTS**

**NOTICE OF SALE IN EXECUTION  
2023-05-03, 10:00, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In pursuance of a judgment granted by this Honourable Court on 28 SEPTEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price of R1 698 120.60 by the Sheriff of the High Court SHERIFF PINETOWN at THE SHERIFF'S OFFICE, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN on 3 MAY 2023 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN, 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 14 FAIRLIGHT REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL IN EXTENT 1447 (ONE THOUSAND FOUR HUNDRED AND FORTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T34728/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. (also known as: 10 AMON AVENUE, MALVERN, QUEENSBURGH, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: ETHEKWINI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

Consisting of: 3 BEDROOMS, 2 BATHROOMS, 1 KITCHEN, 1 LOUNGE AND 1 DINING ROOM  
(Although nothing in this regard is guaranteed).

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown.

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

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

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

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

d) Registration conditions.

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

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

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

Dated at DURBAN ON 2023-04-13.

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. Tel: (031) 007 0811. Fax 086 639 6551. Ref: DS0109/DBS/C JACOB/VG/CL.

**Case No: 453/2022**

**"AUCTION"**

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 Mbuyiselo Mathews Mahanjana Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-04, 12:00, Sheriff's Office, 20 Sierra Way, Mandalay**

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 R476,811.30 in execution by PUBLIC AUCTION held at SHERIFF'S OFFICE, 20 SIERRA WAY, MANDALAY, to the highest bidder on 4 MAY 2023 at 12H00:

ERF 3706 KHAYELITSHA, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

In Extent: 185 square metres

Title Deed No. T38665/2011

Street address: F169 THALENI SQUARE, KHAYELITSHA also known as 22 TALENI SQUARE, KHAYELITSHA

Magisterial district: KHAYELITSHA

CONDITIONS OF SALE

(1) The property will be sold in execution subject to a reserve price of R476,811.30 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, Khayelitsha, 20 Sierra

way Mandalay, 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:

BRICK HOUSE, FULLY FENCED, ASBESTOS ROOF, CEMENT FLOORS, OPEN PLAN KITCHEN, 2 BEDROOMS, BATHROOM, TOILET, LOUNGE, DINING ROOM, 1 CAR GARAGE.

(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/FileAction?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.

(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 on 2023-04-11

Attorneys for Plaintiff(s): STBB, 2nd Floor, 5 High Street, Rosenpark, Bellville. Tel: 021 943 3800. Fax mirandap@stbb.co.za. Ref: ZB008265/AW/mp.

**Case No: 1306/22**

## "AUCTION"

IN THE HIGH COURT OF SOUTH AFRICA

[(Mpumalanga Division Middelburg (Local Seat)]

**In the matter between: FIRSTRAND BANK LIMITED, Applicant and Frik Odendaal, ID: 7205105093080, 1st Respondent, Andrea Bridgitte Buitendag, ID: 7911270186084, 2nd Respondent and Steve Tshwete Local Municipality, 3rd Respondent**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-10, 10:00, Sheriff Middelburg at 74 SADC Street, Middelburg**

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 R700 000.00 to the highest bidder, will be held by the Sheriff Middelburg at 74 SADC STREET, MIDDELBURG on 10 May 2023 at 10:00 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: ERF 4626 MIDDELBURG EXTENSION 13 TOWNSHIP; Registration Division J.S., Province of Mpumalanga; Measuring: 1175 square metres; Held by Deed of Transfer No T681/2010 subject to the conditions therein, SITUATED: 22 AMAJUBA STREET, DENNESIG, MIDDELBURG

ZONED: RESIDENTIAL

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

The property consists of a dwelling with entrance hall, lounge, family room, dining room, kitchen, scullery, 3 bedrooms, 2 bathrooms, and outbuildings consisting of two garages, 2 carports and bathroom/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 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 take 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 1% 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 Middelburg at 74 SADC STREET, MIDDELBURG. The office of the sheriff Middelburg 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/downloadfile.action?id=99961](http://www.info.gov.za/view/downloadfile.action?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, Middelburg at 74 SADC Street, Middelburg.

DATED AT PRETORIA ON 2023-03-07.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax —. Ref: MAT13982/MRS R THERON/LVDW.

**Case No: 53985/2021**

## "AUCTION"

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

**In the matter between: Firststrand Bank Limited, Applicant and Leata Tshego (Pty) Ltd, 1st Respondent, Mogolola Mokoka and Associates Consulting Engineers CC, 2nd Respondent, Leata Jonas Mogolola, ID: 6510245452083, 3rd Respondent, Local Municipality of Madibeng, 4th Respondent and Kosmos Ridge Home Owners Association, 5th Respondent**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-15, 09:00, Sheriff Brits, 62 Ludorf Street, Brits**

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 Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, without a reserve price to the highest bidder, will be held by the Sheriff Brits at 62 Ludorf Street, Brits on 15 May 2023 at 09:00 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: ERF 263 KOSMOS RIDGE TOWNSHIP; Registration Division J.Q., North est Province; Measuring: 969 square metres; Held by Deed of Transfer No T50578/2003 subject to the conditions therein contained and subject to the conditions of the Kosmos Ridge Home Owners Association. SITUATED: 263 EAGLE DRIVE, KOSMOS RIDGE, MADIBENG (HARTBEESPOORT), NORTH WEST

ZONED: RESIDENTIAL

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

The property is a vacant stand. 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 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 take 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 1% 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 Brits at 62 Ludorf Street, Brits. The office of the Sheriff Brits 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/downloadfile.action?id=99961](http://www.info.gov.za/view/downloadfile.action?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 Brits at 62 Ludorf Street, Brits.

DATED AT PRETORIA ON 2023-03-15.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Fax —. Ref: MAT13982/ MR G VAN DEN BURG /LVDW

Case No: 2284/2021p  
2 pietermaritzburg

**"AUCTION"**

IN THE HIGH COURT OF SOUTH AFRICA  
(Kwazulu-Natal Division, Pietermaritzburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., PLAINTIFF AND KIRTHI HANNOOMAN N.O. DEFENDANT, —, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-04, 10:00, Sheriff's Office, 4 Arbuckle Road, Windermere, Morningside, Durban**

In pursuance of a judgment granted in the above action the immovable property listed hereunder will be sold in execution on the 4th of MAY 2023 at 10H00 by way of physical attendance at the Sheriff's Office, Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban

Description Of Property: A unit consisting of: Section number 4 as shown and more fully described on Sectional Plan no. SS 251/1988 in the scheme known as Clarence Mansions, in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, of which section the floor area, according to the said sectional plan, is 160 (One Hundred and 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 Under Deed of Transfer ST 18847/1994 and subject to such conditions as set out in the aforesaid Deed of Transfer, under Indemnity Bond No 12889/2016

Street Address: 95 Clarence Road, Essenwood, Durban, Ethekwini Magisterial District, kwazulu-Natal

Improvements: It Is A Single Storey Brick House Under Clay Tile Roof With Aluminium Windows And Wood Laminate Flooring Consisting Of: Entrance Hall, Lounge and Dining Room, Kithcen, 2 Bedrooms, 2 Bathrooms, Air conditing Outbuilding: garage;

Zoning: Residential area

Nothing In The Above Is Guaranteed

Material Conditions Of: kwazulu-Natal 24 hours prior to the date of sale.

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

Take Further Notice That:

1. The sale is a sale in execution pursuant to a judgment obtained in the above court;
2. The rules of this auction and full advertisement are available 24 hours prior to the auction at the office of the Sheriff of the High Court, 4 Arbuckle Road, Windermere, Morningside, Durban, kwazulu-Natal.
3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
  - 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://info.gov.za/view/downloadfile.action?id=99961>);
  - 3.2 Fica - legislation in respect of proof of identity and address particulars;
  - 3.3 All bidders attending the auction are required to pay R15 000.00 in cash (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card;
  - 3.4 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 buyers card.
  - 3.5 Registration conditions.

The office of the Sheriff for Durban Coastal will conduct the sale with auctioneer GS Ndlovu and / or SD Naicker

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

Dated at Pietermaritzburg on 2023-04-14.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Tel: (033)3928000. Fax 0866761831. Ref: N Harry/ 08S398349.

Case No: KZNPMBRC804/20  
2 pietermaritzburg

**"AUCTION"**

IN THE MAGISTRATE'S COURT FOR REGIONAL DIVISION OF KWAZULU-NATAL PIETERMARITZBURG

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., PLAINTIFF AND REECE ANTONIO MORRISON N.O., 1ST DEFENDANT, GILLIAN GRACE MORRISON, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-05, 11:00, Sheriff's Office, 397 LANGALIBALELE STREET**

In pursuance of a judgment granted in the above action the immovable property listed hereunder will be sold in execution on the 5 May 2023 at 11H00 at the Sheriff's Office, 397 Langalibalele Street, Pietermaritzburg.

Description Of Property: ERF 495 Bishopstowe Registration Division FT, Province of KwaZulu-Natal, in extent 329 (Three Hundred and Twenty Nine) square metres, held under Deed of Transfer No. T26427/1994 under Indemnity Bond No. 53543/2007

Street Address: 207 Les Van Wyk Drive, Glenwood, Pietermaritzburg, KwaZulu-Natal  
 Improvements: It Is A Single Storey Concrete Block House Under Clay Tile Roof With Aluminium Windows  
 And Ceramic Tiled Flooring Consisting Of: Kitchen; 3 Bedrooms; 1 Bathroom; Cottage/flat Lounge; Kitchen; 1  
 Bedroom; 1 Bathroom, Covered Patio, Retaining Walls; Boundary Fence;

Zoning: Residential area

Nothing In The Above Is Guaranteed

Material Conditions Of Sale: The Purchaser shall pay ten per cent (10%) of the purchase price in cash or bank guaranteed cheques at the time of sale and the balance shall be paid or secured by a Bank guarantee approved by the Execution Creditor's Attorneys, to be furnished to the Sheriff of the Magistrates' Court, at 397 Langalibalele Street, Pietermaritzburg, KwaZulu-Natal, within twenty one (21) days of the date of sale. The full Conditions of Sale may be inspected at the offices of the Sheriff of the Magistrates' Court at 397 Langalibalele Street, Pietermaritzburg, KwaZulu-Natal 15 days prior to the date of sale.

Take Further Notice That:

1. The sale is a sale in execution pursuant to a judgment obtained in the above court;
2. The rules of this auction and full advertisement are available 24 hours prior to the auction at the office of the Sheriff of the Magistrates' Court, 397 Langalibalele Street, Pietermaritzburg, KwaZulu-Natal.
3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
  - 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://info.gov.za/view/DownloadFileAction?id=99961>);
  - 3.2 Fica - legislation in respect of proof of identity and address particulars;
  - 3.3 Payment of registration deposit of R15 000.00 in cash;
  - 3.4 Registration conditions.

The office of the Sheriff for the Magistrates' Court Pietermaritzburg will conduct the sale with auctioneer Sheriff SR Zondi and / or his deputy Mrs T Du Preez

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

Dated at Pietermaritzburg on 2023-04-07.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Tel: (033)3928000. Fax 0866761831. Ref: N Harry/ 08S398598.

**Saak No: 10700/2019**

**" VEILING "**

IN DIE HOË HOF VAN SUID AFRIKA  
 (WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: FIRSTRAND BANK LIMITED (Eiser) en RYAN ARTHUR JEPHTHA (Eerste Verweerder)  
 en MAONA JEPHTHA (Tweede Verweerder)**

EKSEKUSIEVEILING

**2023-05-10, 11:00, by die baljukantoor te Hoofstraat 120, Strand, Wes-Kaap**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 14 Mei 2020, sal die ondervermelde onroerende eiendom op WOENSDAG, 10 Mei 2023 om 11:00 by die baljukantoor te Hoofstraat 120, Strand in eksekusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R288 252,60, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 15110 STRAND, in die Stad Kaapstad, Afdeling Stellenbosch, Wes-Kaap Provinsie geleë Sercorrylaan 22, Sercor Park, Strand; groot 357 vierkante meter; gehou kragtens Transportakte nr T88819/2007. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met sitkamer, eetkamer, kombuis, 3 slaapkamers, 1 badkamer en 2 motorafdakke. Betaalvoorwaardes: 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, Strand (verw. D Burger; tel. 021 853 7436).

Gedateer te: TYGERVALLEI OP 2023-02-16.

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks (021) 914 6600. Verw: JF/MH/F1089.

**Case No: D8689/2020**

**"AUCTION"**

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

**In the matter between: Nedbank Limited, Execution Creditor and Petrus Johannes Visser, Judgment Debtor**

**NOTICE OF SALE OF IMMOVABLE PROPERTY - AUCTION**

**2023-05-11, 12:00, Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352  
Stamfordhill Road Durban, KwaZulu - Natal**

In terms of a judgment granted on 7 February 2022, in the above 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 11 May 2023 at 12:00 at the Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road Durban, KwaZulu - Natal to the highest bidder. The bidding process will be done physically at the sheriff's offices as aforementioned and/or online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa).

**DESCRIPTION OF PROPERTY**

A unit consisting of -

Section Number 2 as shown and more fully described as Sectional Plan No. SS 600/2006, ("the sectional plan") in the scheme known as Victoria Park, in respect of the land and building or buildings, situate at Amanzimtoti, in the eThekweni Municipality of which section the floor area according to the said sectional plan, is 193 (One Hundred and Ninety-Three) Square Meters in extent ("the mortgaged section"); and

An undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota and endorsed on the sectional plan ("the common property");

Held by DEED OF TRANSFER NUMBER ST 000994/2012

An exclusive use area described as Garden GA2 measuring 1 106 (One Thousand One Hundred and Six) Square Meters being as such part of the common property, comprising the land and the scheme known as VICTORIA PARK in respect of the land and building or buildings situate at AMANZIMTOTI, in the eThekweni Municipality, as shown and more fully described in Sectional Plan Number SS 600/200 Held by Notarial Deed of Cession Number SK000121/12.

Physical Address: Unit 2, Door 2, Victoria Park, 21 Eland Avenue, Amanzimtoti, KwaZulu - Natal.

Magisterial District: eThekweni

Zoning: Residential

**IMPROVEMENTS**

One brick and tile house comprising of four bedrooms with built in cupboards and tiled floors. One main end suite with bath, shower and toilet. One separate bathroom with bath, toilet and basin. An entrance hall. One lounge, one dining room, one kitchen with built in cupboards, one laundry, one scullery, one verandah, one carport and one storeroom. All full fenced with concrete.

(NOTHING GAURANTEED)

TAKE FURTHER NOTE THAT:

1. The Rules of this auction and conditions of sale may be inspected at the sheriff's office Unit 1/2, Elation House, 350/352 Stamfordhill Road, Durban, 24 hours prior to the auction.
2. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as Amended, in pursuance of an order granted against the defendant for money owing to the plaintiff.
3. Registration as a buyer is a prerequisite 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>)
4. The auction will be conducted by the Sheriff, Allan Murugan, or his Deputy.
5. Advertising costs at current publication rates and sale costs according to court rules, apply.
6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
7. All bidders physically attending the auction 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. 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.
9. The purchaser shall pay the sheriff a deposit of 10 percent of the purchase price in cash or bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale.
10. The property may be taken possession of after the 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. 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.

Dated at Pietermaritzburg on 2023-04-12.

Attorneys for Plaintiff(s): Mason Incorporated, Ground Floor, Investec Building, 1 Longcrest Way, Victoria Country Club Office Park, 170 Peter Brown Drive, Montrose, Pietermaritzburg. Tel: 0333454230. Fax 0333424734. Ref: RPN Harris/nb/002/N0026/0000010.

**Case No: 13511/2022  
Docex 63 Cape Town**

**"AUCTION"**

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

**In the matter between: Firstrand Bank Ltd, Plaintiff and Thabo Vincent Mukwevho, First Defendant,  
Nobukhosi Busisiwe Mukwevho, Second Defendant and Khosi Nkosi Fashion House CC, Third Defendant**  
NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2023-05-10, 11:00, The office of the Sheriff of Simon's Town at 131 St George's Street, Simon's Town**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the office of the Sheriff of Simon's Town at 131 St George's Street, Simon's Town on Wednesday 10 May 2023 at 11h00, subject to a minimum reserve price of R 2 100 000.00 (two million one hundred thousand rand zero cents) as stipulated in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the offices of the sheriff for a period of 15 (fifteen) days prior to the sale:

(1) A Unit consisting of- (a) Section No. 7 as shown and more fully described on Sectional Plan No. SS333/2019 in the scheme known as HARBOUR BAY APARTMENTS, in respect of the land and building or buildings situate at SIMON'S TOWN, IN THE CITY OF CAPE TOWN, of which section the floor area, according to the said sectional plan, is 99 (ninety 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 Sectional Deed of Transfer No. ST3800/2020;

(2) (a) An exclusive use area described as PARKING P8 measuring 19 (nineteen) square metres, (b) an exclusive use area described as PARKING P30 measuring 17 (seventeen) square metres, and (c) an exclusive use area described as PARKING P30 measuring 17 (seventeen) square metres, such exclusive use areas being part of the common property, comprising the land and the scheme known as HARBOUR BAY APARTMENTS in respect of the land and building or buildings situated at SIMON'S TOWN, IN THE CITY OF CAPE TOWN, as shown and more fully described on Sectional Plan No. SS333/2019 and held by Notarial Deed of Cession No. SK917/2020.

The property is improved as follows, though in this respect nothing is guaranteed:

2 Bedrooms, Bathroom, Open Plan Kitchen, Living Room, Dining Room, 2 Parking Bays, Outside Storeroom

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

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

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

a) In accordance with the Directive of the Consumer Protection Act ; b) FICA-legislation requirements: proof of ID and residential address

c) Payment of registration of R 15 000.00 in cash (refundable); d) Registration conditions

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

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale.

Dated at Cape Town ON 2023-03-14.

Attorneys for Plaintiff(s): KG Druker & Associates Inc., 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Tel: (021) 423 5060. Fax (021) 423 5099. Ref: FRB1/0505.

**Saak No: 10700/2019**

**"VEILING "**

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: FIRSTRAND BANK LIMITED (Eiser) en RYAN ARTHUR JEPHTHA (Eerste Verweerder)  
en MAONA JEPHTHA (Tweede Verweerder)**  
EKSEKUSIEVEILING

**2023-05-10, 11:00, by die baljukantoor te Hoofstraat 120, Strand, Wes-Kaap**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 14 Mei 2020, sal die ondervermelde onroerende eiendom op WOENSDAG, 10 Mei 2023 om 11:00 by die baljukantoor te Hoofstraat 120, Strand in eksekusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R288 252,60, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 15110 STRAND, in die Stad Kaapstad, Afdeling Stellenbosch, Wes-Kaap Provinsie geleë Sercorrylaan 22, Sercor Park, Strand; groot 357 vierkante meter; gehou kragtens Transportakte nr T88819/2007. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met sitkamer, eetkamer, kombuis, 3 slaapkamers, 1 badkamer en 2 motorafdakke. Betaalvoorwaardes: Tien persent (10%) van die koopprijs 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, Strand (verw. D Burger; tel. 021 853 7436).

Gedateer te: TYGERVALLEI OP 2023-02-16.

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks (021) 914 6600. Verw: JF/MH/F1089.

**Case No: 1400/2017  
DOCEX 3, BLOEMFONTEIN**

**"AUCTION"**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF AND JOHNNY JOSEPH RODGERS (ID NUMBER: 5710095089081), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-11, 15:00, SAPS GARIEPDAM, 9 JAN GROENTJIE STREET, GARIEPDAM**

In pursuance of a judgment of the above Honourable Court dated 30 November 2017 and a Writ for Execution, the following property will be sold in execution on THURSDAY the 11 May 2023 at 15:00 at before the Sheriff of DE AAR held at SAPS GARIEPDAM, 9 JAN GROENTJIE STREET, GARIEPDAM.

CERTAIN: ERF 115 VERWOERD DAM DISTRICT, PHILIPPOLIS, PROVINCE FREE STATE, IN EXTENT: 833 (EIGHT HUNDRED AND THIRTY THREE) SQUARE METRES HELD BY: DEED OF TRANSFER NO T30933/2007, SUBJECT TO: THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS.

ALSO KNOWN AS: 8 ROOISOKKIE STREET, GARIEPDAM, CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 1X FAMILY ROOM, 3X BEDROOMS, 2X BATHROOMS, 1X GARAGE (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 Plaintiff's attorney, to be furnished to the said Sheriff within fourteen (14) 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, DE AAR.

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, DE AAR, 32 Third Avenue, Waterdal, DE AAR.

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

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

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, DE AAR (MR. TP MOKWENA) will conduct the sale.

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

DATED AT BLOEMFONTEIN ON 2023-02-23.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Tel: 051505200. Fax 0862184922. Ref: NR1846.

PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS****JADE CAHI****INSOLVENT ESTATE: NM MEHLOMAKHULU****(Master's Reference: T3346/2019)**

INSOLVENT ESTATE PROPERTY AUCTION

**2023-04-19, 12:00, ONLINE PROPERTY AUCTION: [bid.cahi.co.za](http://bid.cahi.co.za)**

UNIT 55 VALLEY FARM, AUGRABIES STREET, MOOIKLOOF RIDGE ESTATE, PRETORIA

10% Deposit payable by highest bidder.

"This information is subject to change without prior notice"

LISA BESTER, CNR GRAHAM & ALEXANDER ROADS, TIJGER VALLEY, PRETORIA, Tel. 012-940 8686, Website: [www.cahi.co.za](http://www.cahi.co.za) / [bid.cahi.co.za](http://bid.cahi.co.za), Email: [lisa@cahi.co.za](mailto:lisa@cahi.co.za), Ref. INSOLVENT ESATE: NM MEHLOMAKHULU.

**Park Village Auctions****Duly instructed by the Financial Institution****(Master's Reference: none)**

Auction Notice

**2023-04-24, 11:00, Residence No 2, "The Matrix", 20 The Crescent Street, Morningside, Sandton (Unit Measuring 570 square metres)**

A modern, architecturally designed four bedroom home with roof-top patio, double garage and staff accommodation, located in a small, private and secure residential estate.

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, Website: [www.parkvillage.co.za](http://www.parkvillage.co.za), Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za).

**Park Village Auctions****Duly instructed by the Financial Institution****(Master's Reference: none)**

Auction Notice

**2023-04-24, 11:00, Residence No 2, "The Matrix", 20 The Crescent Street, Morningside, Sandton (Unit Measuring 570 square metres)**

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**SHERIFF KEMPTON PARK**  
**ESTATE LATE MOTLALEPULE REGINA INNOCENTIA MLAMLA**  
**(Master's Reference: 29216/2013)**

CONDITIONS OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

**2023-05-11, 10H00, SHERIFF'S OFFICE, 5 AMEMOON STREET, GLEN MARAIS EXT 1**  
ERF 237 ESTHER PARK TOWNSHIP  
REGISTRATION DIVISION IR  
PROVINCE GAUTENG

MEASURING 1000 (ONE THOUSAND) SQUARE METRES

HELD UNDER DEED OF TRANSFER NO: T74418/1992

THE PROPERTY IS ZONED : RESIDENTIAL

A RESIDENTIAL DWELLING COSISTING OF: 3 BEDROOMS, 3 BATHROOMS, DINING ROOM, LOUNGE, KITCHEN, LAUNDRY ROOM, LAP, 2 GARAGES AND SWIMMING POOL.

SHERIFF KEMPTON PARK : 011 - 394 9182, ANEMOON STREET, GLEN MARAIS X1, KEMPTON PARK, Tel. 0817650590 / 081 772 0759, Email: [immovables@sheriffkemptonpark.co.za](mailto:immovables@sheriffkemptonpark.co.za), Ref. 38142/2019.

**VENDOR AUCTIONEERS**  
**N GUMEDE & M.S. GUMEDE**  
**(Master's Reference: T1021/2021)**

INSOLVENT ESTATE AUCTION

**2023-04-26, 11:00, UNIT 4 HORNBILL CREST, 31 IKAWU STREET, THE ORCHARDS**  
TOWNHOUSE, THE ORCHARDS

3 BEDROOM  
1 BATHROOM  
KITCHEN  
LOUNGE  
SINGLE CARPORT.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD, Tel. 0124038360, Fax. 0124038360, Website: [www.venditor.co.za](http://www.venditor.co.za), Email: [monique@venditor.co.za](mailto:monique@venditor.co.za), Ref. 15302.

**Aucor Property**  
**Estate Late: Giuseppe Corsaro**  
**(Master's Reference: 024763/2019)**

DECEASED ESTATE: MULTI LET COMMERCIAL - CITY & SUBURBAN

**2023-04-25, 11:00, The Houghton Golf Club, Osborn Road, Houghton**  
198 FAWCUS STREET, CITY & SUBURBAN

Erf Size: 1 983m<sup>2</sup>  
Gross Income: ±R768 k. p.a.  
Commercial property on a busy main intersection  
Easy access onto the M2 and in and out of the CBD

TERMS: A deposit of 5% of the purchase price, together with 10% commission, plus VAT thereon, is payable immediately on the fall of the hammer. Balance payable 45 days. A full set of Conditions of Sale available from auctioneer's offices. Enquiries contact [jp@aucor.com](mailto:jp@aucor.com)

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JP Carromba, 105 Central Street, Houghton, Tel. 061 848 8324, Website: [www.aucorproperty.co.za](http://www.aucorproperty.co.za),  
Email: [jp@aucor.com](mailto:jp@aucor.com), Ref. 230308- 3408.

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**Aucor Property**

**Estate Late: Enzo Nobili**

**(Master's Reference: 001257/2022)**

DECEASED ESTATE: MULTI LET COMMERCIAL - CITY & SUBURBAN

**2023-04-25, 11:00, The Houghton Golf Club, Osborn Road, Houghton**

198 FAWCUS STREET, CITY & SUBURBAN

Erf Size: 1 983m<sup>2</sup>

Gross Income: ±R768 k. p.a.

Commercial property on a busy main intersection

Easy access onto the M2 and in and out of the CBD

TERMS: A deposit of 5% of the purchase price, together with 10% commission, plus VAT thereon, is payable immediately on the fall of the hammer. Balance payable 45 days. A full set of Conditions of Sale available from auctioneer's offices. Enquiries contact [jp@aucor.com](mailto:jp@aucor.com)

JP Carromba, 105 Central Street, Houghton, Tel. 061 848 8324, Website: [www.aucorproperty.co.za](http://www.aucorproperty.co.za),  
Email: [jp@aucor.com](mailto:jp@aucor.com), Ref. 230308- 3408.

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**Aucor Property**

**Estate Late: Enzo Nobili**

**(Master's Reference: 001257/2022)**

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Erf Size: 1 983m<sup>2</sup>

Gross Income: ±R768 k. p.a.

Commercial property on a busy main intersection

Easy access onto the M2 and in and out of the CBD

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JP Carromba, 105 Central Street, Houghton, Tel. 061 848 8324, Website: [www.aucorproperty.co.za](http://www.aucorproperty.co.za), Email: 230308-3408, Ref. XX.

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**Bidders Choice (Pty) Ltd**

**TMH AFRICA (PTY)LTD (IN BUSINESS RESCUE)**

**Registration No.: 2017/660393/07**

**(Master's Reference: BUSINESS RESCUE)**

ONLINE AUCTION: Locomotive manufacturing equipment & implements

**2023-04-26, 08:00, Online @ [www.bidderschoice.co.za](http://www.bidderschoice.co.za) (click on BIDDERSONLINE TAB and register as a bidder)**

Bids open: 26 APRIL 2023, 08:00AM

Bids closes: 04 May 2023, FROM 11:00AM

VIEWING: 03 MAY 2023 (10:00 - 14:00)

10 % Buyers Commission plus Vat payable

Terms & Conditions: R10 000 registration fee payable, FICA documents to register

ALBERT - 076 795 3249, Corner of Atterbury Road & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria, Tel. 0861 44 42 42, Website: [www.bidderschoice.co.za](http://www.bidderschoice.co.za), Email: [info@bidderschoice.co.za](mailto:info@bidderschoice.co.za), Ref. TMH AFRICA (PTY)LTD (IN BUSINESS RESCUE).

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**WH AUCTIONEERS PROPERTIES PTY LTD  
AKP PROPVEST 60 (PTY) LTD (IN LIQUIDATION)**

**(Master's Reference: G75/2020)**

LIQUIDATION AUCTION | 3 BED, 2 BATH FAMILY HOME | GLENVISTA, JOHANNESBURG SOUTH  
**2023-05-02, 12:00, Online [www.whauctions.com](http://www.whauctions.com)**

3 BED, 2 BATH FAMILY HOME  
GARDEN, SWIMMING POOL  
GLENVISTA, JOHANNESBURG

Unit Size: 869m<sup>2</sup>

Auction Date: Tuesday, 02 May 2023

Auction Time: 12H00

Auction Venue: Online Webcast [www.whauction.com](http://www.whauction.com)

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Address: Erf 2360, No 6 Mogg Avenue | Glenvista

Contact Person:

Peter Skafidas • 083 226 7960 • [peters@wh.co.za](mailto:peters@wh.co.za)

Virtual Walk Through: <https://youtu.be/RwHuNBjYcY8>

Peter Skafidas, 578 16th Road, Randjespark, Midrand, South Africa, Tel. 083 226 7960, Website: [www.whauctions.com](http://www.whauctions.com), Email: [peters@wh.co.za](mailto:peters@wh.co.za), Ref. LIQUIDATION AUCTION | 3 BED, 2 BATH FAMILY HOME | GLENVISTA, JOHANNESBURG SOUTH.

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**WH AUCTIONEERS PROPERTIES PTY LTD  
AKP PROPVEST 60 (PTY) LTD (IN LIQUIDATION)**

**(Master's Reference: G75/2020)**

LIQUIDATION AUCTION | 2 BED, 2 BATH APARTMENT | GLENVISTA, JOHANNESBURG SOUTH  
**2023-05-02, 11:00, ONLINE @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**

2 BED, 2 BATH APARTMENT, 65M<sup>2</sup>  
SECURE ESTATE, GREAT AMENITIES  
BAKARA – GLENVISTA, JOHANNESBURG SOUTH

Unit Size: 65m<sup>2</sup>

Auction Date: Tuesday, 02 May 2023

Auction Time: 11H00

Auction Venue: Online Webcast [www.whauction.com](http://www.whauction.com)

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Address: Sections 69 SS Bakara Held on Erf 3509, Cnr Comaro and Mount Pellan Drive | Glenvista, Johannesburg

Contact Person:

Peter Skafidas • 083 226 7960 • [peters@wh.co.za](mailto:peters@wh.co.za)

Virtual Walk Through: [https://youtu.be/BAg\\_7sXeFzo](https://youtu.be/BAg_7sXeFzo)

Peter Skafidas, 578 16th Road, Randjespark, Midrand, South Africa, Tel. 083 226 7960, Website: [www.whauctions.com](http://www.whauctions.com), Email: [peters@wh.co.za](mailto:peters@wh.co.za), Ref. LIQUIDATION AUCTION | 2 BED, 2 BATH APARTMENT | GLENVISTA, JOHANNESBURG SOUTH.

**WH AUCTIONEERS PROPERTIES PTY LTD  
AKP PROPVEST 60 (PTY) LTD (IN LIQUIDATION)  
(Master's Reference: G75/2020)**

LIQUIDATION AUCTION | NURSERY SCHOOL PROPERTY | BRACKENDOWNS  
**2023-04-25, 11:00, LIVE ON-SITE (IF POSSIBLE) & ONLINE @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**  
NURSERY SCHOOL PROPERTY  
DAY CARE, CLASSROOMS, PLAYGROUNDS, KITCHEN, MEDIA ROOM

Erf Size: 3 859m<sup>2</sup>

Auction Date: Tuesday, 25 April 2023

Auction Time: 11H00

Auction Venue: Live On-Site (If Possible) - Online Webcast [www.whauction.com](http://www.whauction.com)

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Address: Erf 3551, No 98 Tamarisk Street Brackendowns, Alberton

Contact Person:

Thato Molete • 073 305 6222 • [thatom@wh.co.za](mailto:thatom@wh.co.za)

Virtual Walk Through: <https://youtu.be/PVrUWwDCpOM>

Thato Molete, 578 16th Road, Randjespark, Midrand, South Africa, Tel. 073 305 6222, Website: [www.whauctions.com](http://www.whauctions.com), Email: [thatom@wh.co.za](mailto:thatom@wh.co.za), Ref. LIQUIDATION AUCTION | NURSERY SCHOOL PROPERTY | BRACKENDOWNS.

**Park Village Auctions  
Duly instructed by the Financial Institution  
(Master's Reference: none)**

Auction Notice

**2023-04-24, 11:00, Residence No 2, "The Matrix", 20 The Crescent Street, Morningside, Sandton (Unit Measuring 570 square metres)**

A modern, architecturally designed four bedroom home with roof-top patio, double garage and staff accommodation, located in a small, private and secure residential estate.

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, Website: [www.parkvillage.co.za](http://www.parkvillage.co.za), Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za).

**PETER MASKELL AUCTIONEERS**

**In the ex parte application of: The National Director Of Public Prosecutions, Applicant, Section No. 63 as shown and more fully described on Sectional Plan No. SS708/2006 in the scheme known as ILALA, Held under Deed of Transfer No. ST000040760/2013**

**(Master's Reference: D1685/2022)**

AUCTION NOTICE

**2023-05-03, 12:00, <https://bidlive.maskell.co.za>**

Auction of a 3-bedroom unit with sea views located in the pristine Simbithi Eco-Estate, Ballito. In the ex parte application of: The National Director Of Public Prosecutions, Applicant, Section No. 63 as shown and more fully described on Sectional Plan No. SS708/2006 in the scheme known as ILALA, Held under Deed of Transfer

No. ST000040760/2013 (also known as 63 Ilala, 3 Sicklebush Lane, Simbithi Estate, Ballito), Case no. D1685/2022. Address: 63 Ilala, 3 Sicklebush Lane, Simbithi Estate, Ballito and in extent of 209sqm. The property is located in the prestigious gated estate known as Simbithi Eco-Estate. The property is a semi-detached unit comprising of an open plan lounge kitchen; three bedrooms with the main being en suite; a small study; a second full bathroom and a large veranda area with sea views. The unit is serviced by a double lock-up garage. Auction details: Bidding opens 3rd May 2023 at 12h00 & closes \*from 12h00, 4th May 2023 [\*Bidding is subject to Automatic staggered ending times] via our App <https://bidlive.maskell.co.za/>. Buyer's costs and Liabilities: • VAT or TRANSFER DUTY shall be applicable; • 10% deposit on the purchase price payable on fall of hammer by successful bidder; • The PURCHASER shall at his own cost obtain: \*A certificate of compliance with the requirements of the Occupational Health and Safety Act, Act 85 of 1993 and/or Government Regulations No. 2920/1992 to the effect that the electrical installation on the property complies with SABS 0142, or is reasonably safe; \*A certificate to the effect that the improvements on the property are free from infestation by timber-destroying insects, if specifically required by a financial institution; \* A certificate of the occupation of the property (if applicable); \*A NHBRC Certificate (if applicable). Terms: R50 000 buyer's card deposit payable by EFT - FICA to be provided - "Above subject to change without prior notice - Sale subject to confirmation (E&OE).

Danielle Hoskins, 47 Ohrtmann Road, Willowton, Pietermaritzburg, Tel. (033) 397 1190, Website: [www.maskell.co.za](http://www.maskell.co.za), Email: [danielle@maskell.co.za](mailto:danielle@maskell.co.za).

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Publications: Tel: (012) 748 6053, 748 6061, 748 6065