



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 695

5

May  
Mei

2023

No. 48522

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
not be held responsible for the quality of  
"Hard Copies" or "Electronic Files"  
submitted for publication purposes

ISSN 1682-5845



9 771682 584003

4 8 5 2 2



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.**

*CONTENTS / INHOUD***LEGAL NOTICES / WETLIKE KENNISGEWINGS****SALES IN EXECUTION AND OTHER PUBLIC SALES  
GEREGTELIKE EN ANDER OPENBARE VERKOPE**

|  |     |
|--|-----|
| Sales in execution • Geregte like verkope..... | 13  |
| Public auctions, sales and tenders             |     |
| Openbare veilings, verkope en tenders.....     | 136 |



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



## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### QUOTATIONS

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

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

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

#### Physical Address:

**Government Printing Works**  
149 Bosman Street  
Pretoria

#### Postal Address:

Private Bag X85  
Pretoria  
0001

#### GPW Banking Details:

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

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

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

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

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

**Tel:** 012-748 6200

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

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

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

**Fax:** 012-323-9574

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

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: 2759/2021

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and TINA DINAH SEMPE N.O, IDENTITY NUMBER:  
610223 0728 08 9, THE MASTER FREE STATE HIGH COURT BLOEMFONTEIN, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-17, 10:00, SHERIFF BLOEMFONTEIN EAST: 6A THIRD STREET, BLOEMFONTEIN, FREE STATE  
PROVINCE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Limpopo Division, Polokwane, in the above action, a sale as a unit with a reserve price of R500 000.00 will be held by the SHERIFF BLOEMFONTEIN EAST AT THE SHERIFF'S OFFICE, 6A THIRD STREET, BLOEMFONTEIN, FREE STATE PROVINCE on the 17th day of MAY 2023 at 10:00 of the under mentioned immovable property of the Late Eric Itumeleng Moeti, which immovable property falls within the Magisterial district of BLOEMFONTEIN 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 THE SHERIFF'S OFFICE, 3 SEVENTH STREET, BLOEMFONTEIN, FREE STATE PROVINCE

BEING: ERF 2843 BLOEMFONTEIN, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE

IN EXTENT: 793 (SEVEN HUNDRED AND NINETY THREE) SQUARE METERS

HELD BY DEED OF TRANSFER NO: T18901/2011

PHYSICAL ADDRESS: 11 BECK STREET, HILTON, BLOEMFONTEIN, FREE STATE PROVINCE

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

IMPROVEMENTS: (NOT GUARANTEED)

4 BEDROOM HOUSE WITH BATHROOM, TV/LIVING ROOM, DINING ROOM AND KITCHEN THE  
PROPERTY IS IMPROVED WITH A OUTBUILDING AND TWO CARPORTS

ZONING: RESIDENTIAL.

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an Order granted against the Judgment Debtors for money owing to the Execution Creditor, potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act , 38 of 2001

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

Dated at PRETORIA, 2023-03-13.

Attorneys for Plaintiff(s): Delberg Attorneys, Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: LIANA KILIAN-EASTES / ADE0147. Attorney Acct: DELBERG ATTORNEYS.

Case No: 2019/15442

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

**In the matter between: NQABA GUARANTEE SPV (PTY) LTD, 1st Applicant / Execution Creditor and ESKOM FINANCE COMPANY SOC LTD, 2nd Applicant / Execution Creditor and MASHAO; MORORE JOHN LEHLOGONOLO, 1st Respondent / Judgment Debtor and MASHAO; MOJABENG ALETTA, 2nd Respondent / Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-23, 10:00, SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

AUCTION: In execution of a judgment of the HIGH COURT SOUTH AFRICA, GAUTENG LOCAL DIVISION - JOHANNESBURG, in the suit, a sale WITH RESERVE PRICE OF R1 800 000.00 to the highest bidder, will be held by the SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE; 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW on 23 MAY 2023 at 10H00 of the under mentioned property of the defendants on the conditions which may be inspected at the offices of the sheriff, prior to the sale. CERTAIN: ERF 3090 GLENVISTA EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1 847 (ONE THOUSAND EIGHT HUNDRED AND FORTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER T47793/2008, SITUATED AT 41 TANDJIESBERG AVENUE, GLENVISTA EXTENSION 6, ZONING: ZONED RESIDENTIAL, MAGISTERIAL DISTRICT: JOHANNESBURG SOUTH. IMPROVEMENTS: (Please Note that nothing is Guarantees and/or no Warranty is given in respect thereof). MAIN BUILDING: FREE STANDING DOUBLE STOREY RESIDENCE comprising of 4 BEDROOMS, 2 BATHROOMS, STUDY, LOUNGE, DININGROOM, KITCHEN with PANTRY, SCULLERY. OUTBUILDING (S): SINGLE STORY ROOM comprising of 1 BEDROOM AND TOILET. OTHER: DOUBLE GARAGE, SWIMMING POOL. IMPROVEMENTS: The nature, extent, condition and existence of the improvements are not guaranteed and no warranty is given in respect thereof and are sold "voetstoots". 1. This sale is a sale in execution pursuant to a judgment obtained in the above court. 2. 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. 3. A Deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of purchase price and any such interest payable, shall be paid to the Sheriff against Transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The rules of auction and a full advertisement is available 24 hours prior to the auction at the offices of the SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE; 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW. The office of the Sheriff JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A. THOMAS and/or P. ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 <http://www.info.gov.za/view/DownloadFileAction?id=99961> (b) FICA legislation - Proof of Identity and address particulars, (c) Payment of a registration fee of 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, (e) Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at JOHANNESBURG, 2023-04-24.

Attorneys for Plaintiff(s): PME Attorneys Northcliff, C/o Olivier & Malan Attorneys, Unit 4 Gardens Business Park, Ateljee Road, Randpark Ridge. Telephone: 066 077 9702. Fax: 086 573 0660. Attorney Ref: JAJ Moller / X415.

Case No: 53672/2021

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 SIPHO WILSON GAMEDZA (ID NUMBER: 890521 5663 081) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-05-19, 10:00, 10 LIEBENBERG STREET, ROODEPOORT**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R590,000.00, will be held by the Sheriff ROODEPOORT SOUTH, at 10 LIEBENBERG STREET, ROODEPOORT on FRIDAY the 19TH MAY 2023 at 10H00 of the undermentioned property of the Judgment Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff ROODEPOORT SOUTH during office hours: ERF 9330 KAGISO TOWNSHIP, REGISTRATION



DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T2131/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: MOGALE CITY. ALSO KNOWN AS: 9330 SINANYANI DRIVE, KAGISO, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: MAIN BUILDING: SINGLE STOREY; 2 X BEDROOMS; 1 X BATHROOM; 1 X DINING ROOM; 1 X KITCHEN; WALLS: BRICK; ROOF: TILES; FLOORS: TILES; OUTBUILDING: SINGLE STOREY; 2 X BEDROOMS; WALLS: BRICK; ROOF: TILES; BOUNDARY: BRICK; Consumer Protection Act 68 of 2008, Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008; (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R30,000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF ROODEPOORT SOUTH'S OFFICE, 10 LIEBENBERG STREET, ROODEPOORT. TELEPHONE NUMBER: (011) 760- 2505.

Dated at PRETORIA, 2023-04-24.

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/DG40187.

**Case No: 35729/2020**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and CYNTHIA ISABELLA VAN DEN BERG (ID NUMBER: 631226 0188 084) - JUDGEMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION**

**2023-05-17, 09:00, 1ST FLOOR, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Johannesburg in the above mentioned suit, a sale with reserve price of R600 000.00, will be held by the SHERIFF PALM RIDGE at the offices of ACTING SHERIFF JOHANNESBURG EAST, at 1ST FLOOR, 21 HUBERT STREET, WESTGATE, JOHANNESBURG on WEDNESDAY the 17TH MAY 2023 at 09H00 of the undermentioned property of the Judgement Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff, PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH, 24 hours prior to the auction: ERF 867 ORANGE GROVE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 483 (FOUR HUNDRED AND EIGHTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO T739/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 320 LOUIS BOTHA AVENUE, ORANGE GROVE, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 4 bedrooms, 2 bathrooms, 1 lounge, 1 kitchen, 1 dining room, 1 garage. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card; (d) Registration Conditions; (e) Registration form to be completed before the Auction; (f) The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy. 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 SHERIFF PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. TELEPHONE NUMBER: (010) 010-8040.

Dated at PRETORIA, 2023-04-24.

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/DH39457.

**Case No: 5400/2022**

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

**In the matter between: ACACIA BODY CORPORATE- Judgment Creditor and GERHARDUS JOHANNES BOTHA N.O. (In his capacity as executor of the Estate Late STEPHEN DUBE: 011758/2016 - 1ST Judgment Debtor and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 10:00, Sheriff Kempton Park - 5 Anemoon Street, Glen Marais, Ext 1.**

In PURSUANCE of judgment in the Magistrates Court held at Kempton Park and a Writ of Attachment dated 27th October 2022, together with court order dated 3rd October 2022, the property listed below will be sold in execution by the Sheriff Kempton Park, on the 25th day of May 2023 at Sheriff Kempton Park 5 Anemoon Street, Glen Marais Ext 1 at 10:00 WITHOUT RESERVE, to the highest bidder.

PROPERTY:

1. UNIT 376 in the scheme known as ACACIA, WITH SCHEME NUMBER 164/2009, under Title Deed ST40373/2009, which is better known as UNIT 376, ACACIA, 23 EMERALD PARKWAY DRIVE GREENSTONE HILL, EXTENSION 19, EDENVALE in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 106 (One Hundred and Six square meters) sqm. in extent; and

2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.

3. Held by Deed of Transfer ST40373/2009.

ALSO KNOWN AS: UNIT 376, ACACIA, 23 EMERALD PARKWAY DRIVE, GREENSTONE HILL, EXTENSION 19, EDENVALE

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

The property comprising of:

3x Bedrooms, 2x Bathrooms, Tv/Living Room, Kitchen, Carport and Swimming Pool.

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable via EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Kempton Park, 5 Anemoon Street, Glen Marais, Ext 1, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Kempton Park, 5 Anemoon Street, Glen Marais, Ext 1.

MANNER OF SALE: The sale shall be for South African Rand and WITHOUT RESERVE PRICE.

Dated at Roodepoort, 2023-04-11.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: ACA1/0009.



**Case No: 7105/2022**

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

**In the matter between: MEREDALE MEWS BODY CORPORATE - Judgment Creditor and MPHO ROSE MOKALE - 1ST Judgment Debtor, SOUTH AFRICAN HOME LOANS GUARANTEE TRUST - 2nd Judgment Debtor and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY- 3rd Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-23, 10:00, Sheriff Johannesburg South - Shop No 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview.**

In PURSUANCE of judgment in the Community Scheme Service of Johannesburg and a Writ of Attachment dated 4th October 2022, together with court order dated 27th September 2022, the property listed below will be sold in execution by the Sheriff Johannesburg South, on the 23rd day of May 2023 at Sheriff Johannesburg South at Shop No 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview at 10:00 WITHOUT RESERVE, to the highest bidder.

**PROPERTY:**

1. UNIT 125 in the scheme known as MEREDALE MEWS, WITH SCHEME NUMBER 114/2006, under Title Deed ST34736/2009, which is better known as UNIT 125, MEREDALE MEWS, THOMAS STREET, MEREDALE, JOHANNESBURG SOUTH in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 61 (Sixty-One square meters) sqm. in extent; and

2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.

3. Held by Deed of Transfer ST34736/2009.

ALSO KNOWN AS: UNIT 125, MEREDALE MEWS, THOMAS STREET, MEREDALE, JOHANNESBURG SOUTH

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

The property comprising of:

Town House Complex, Lounge, 2 bedrooms, Kitchen, 1x Bathroom, Carport

**THE CONDITIONS OF SALE**

The refundable registration fee in the amount R50 000.00 is payable via EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Johannesburg South, Shop No 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Johannesburg South, Shop No 2, Visa Centre, 22 Hilary Road, Cnr Trevor Street, Gillview.

**MANNER OF SALE:** The sale shall be for South African Rand and WITHOUT RESERVE PRICE..

Dated at Roodepoort, 2023-03-22.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: MER7/0005.

**Case No: 8817/2022**

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

**In the matter between: Changing Tides 17 (Pty) Ltd. N.O, Plaintiff and Alfonzo Albert Bock, Defendant**  
Sale In Execution

**2023-05-24, 10:00, 19 Marais Street, Kuils River**

In execution of judgment in this matter, a sale will be held on WEDNESDAY, 24 MAY 2023 at 10H00 at the KUILS RIVER NORTH SHERIFF'S OFFICES situated at 19 MARAIS STREET, KUILS RIVER, of the immovable property described as:

ERF 4612 Kraaifontein, in the City of Cape Town, Paarl Division, Western Cape Province

IN EXTENT: 496 Square Metres,

Held under Deed of Transfer No: T 54532/2013

ALSO KNOWN AS: 19 Uitspan Street, Scottsville, Kraaifontein, 7570;

IMPROVEMENTS (not guaranteed): Brick structure with asbestos roof consisting of: 1 x lounge, 1 x kitchen, 3 x bedrooms, 1 x bathroom, 1 x garage.

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

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

3. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 14 (fourteen) days after the sale.

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

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

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

7. The auction will be conducted by the Sheriff: S Ismail.

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

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

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

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

11. All bidders are required to pay R15 000-00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

12. The property shall be sold by the Kuils River North Sheriff at 19 Marais Street, Kuils River, subject to a reserve price of R700 000.00.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: 19 Marais Street, Kuils River, 24 hours prior to the auction.

Dated at Cape Town, 2023-03-23.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Telephone 021 464 4727. Fax: 021 464 4810. Attorney Ref: PALR/ac/SA2/1298.

**Case No: 51880/2021**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and AMANCO  
ZACARIAS MANJATE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-16, 10:00, Johannesburg South, Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street,  
Gillview**

In pursuance of a judgment dated 8 September 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of the High Court Johannesburg South, being J.A. Thomas or the Deputy on duty, at Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, by public auction and with a reserve in the amount of R446 331.26 on 16 May 2023 at 10h00:

A Unit consisting of:

Section No.8 as shown and more fully described on Sectional Plan No.SS6/2015 in the scheme known as GLENVILLE MEWS in respect of the land and building of buildings situated at ROSETTENVILLE (EXTENSION 6) TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, of which section the floor area according to the said sectional plan is 58 (FIFTY EIGHT) 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 by Deed of Transfer No. ST33765/18 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED which property is situated at Unit 8 SS Glenville Mews, 450 Rifle Range Road, Rosettenville Ext 6, Johannesburg in the Magisterial District of Johannesburg Central.

Description of Property: 2 bedrooms, bathroom, shower, kitchen, lounge and 2 carport. The property appears to be enclosed by brick walls, tile roof and its fenced with concrete. The description of the property is not guaranteed or warranted.

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

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

Take further notice that:

1. This sale is a sale in execution pursuant to a judgement obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Johannesburg South, Shop 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview.
3. Registration as a buyer is a pre-requisite subject to Conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008 (URL: [HYPERLINK http://www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961))
  - b) FICA - legislation i.r.o. proof of identity and address particulars
  - c) Payment of a Registration Fee of R50 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.
  - d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

The office of the Sheriff for 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 QGEBERHA, 2023-04-26.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Account Acct: STA269/0811.

**Case No: 1249/2021**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and RASIILE  
GODFREY MAHLELEHLELE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-17, 10:00, 6A Third Street, Arboretum, Bloemfontein West**

In pursuance of a judgment dated 17 November 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Bloemfontein West, on Wednesday 17 May 2023 at 10:00 at 6A Third Street, Arboretum, Bloemfontein West, by public auction.

Section No. 109 as shown and more fully described on Sectional Plan No. SS145/2010 in the scheme known as Villa Favorita in respect of land and building/s situated at Bloemfontein (extension 77), in the Mangaung Metropolitan Municipality, Measuring 29 m<sup>2</sup> (Twenty-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 and held by Deed of Transfer Number: ST17900/2019 and subject to such conditions as set out in the aforesaid Deed Situate at: 109 Villa Favorita, 21 Dutton Crescent, Brandwag, Bloemfontein

Zoning: Residential

Improvements: Bachelors flat: 1 Bedroom, Bathroom with floor- and wall tiles, kitchen with floor tiles and built-in wooden cupboards. The description of the property is not guaranteed or warranted.

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

Terms: 10% deposit and Sheriff's charges of 6% of the proceeds of the sale which shall be paid by the Purchaser up to a price of R100,000.00 and thereafter 3,5% on R100,001.00 to R400,000.00 and 1,5% on the balance of the proceeds of the sale provided that the minimum amount payable shall be R3,000.00 plus VAT and the maximum R40,000.00, plus VAT, on the date of sale, the balance against transfer to be secured by a bank or

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

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

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

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

c) Payment of a Registration Fee of R40,000.00 eft/card.

d) Registration Condition.

The office of the Sheriff will conduct the sale with auctioneers C H DE WET / A J KRUGER / I KHAULI. Advertising costs at current publication tariffs and sale costs according to court rules will apply.

Dated at GQEBERHA, 2023-04-26.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/0754.

**Case No: 63996/2020**

**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 NHLANHLA WITKIN NGCOBO, 1<sup>st</sup> Defendant and THELMA FIKILE MASANGO, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 10:00, THE SHERIFF'S OFFICE, SOWETO EAST: NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 26 APRIL 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 R620 000.00, by the Sheriff of the High Court SOWETO EAST, to the highest bidder.

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

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

ERF 8431 ORLANDO WEST EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 313 (THREE HUNDRED AND THIRTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. TL62219/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 25 OAK CRESCENT, ORLANDO WEST EXTENSION 2, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 2 BATHROOMS

Dated at PRETORIA, 2023-03-28.

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: G12352/DBS/N FOORD/CEM.

**Case No: 9584/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and JAMES THEKISO MONTLE, 1<sup>st</sup> Defendant and LEBOHANG CONSTANCE MONTLE, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG**

In pursuance of a judgment granted by this Honourable Court on 26 SEPTEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R595 000.00, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

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

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

PORTION 234 OF ERF 3250 DAWN PARK EXTENSION 35 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD UNDER DEED OF TRANSFER T74967/2005, SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS

(also known as: 10 ELAND STREET, DAWN PARK EXTENSION 35, BOKSBURG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDING: 2 DOUBLE GARAGES

Dated at PRETORIA, 2023-03-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U22606/DBS/N FOORD/CEM.

**Case No: 20856/2020**

**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 SHAMISHAL SHAWN MATADIN, 1<sup>st</sup> Defendant and GLACIA MATADIN, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 09:00, THE SHERIFF'S OFFICE, PALM RIDGE: 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In pursuance of a judgment granted by this Honourable Court on 31 MAY 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 R1 083 956.00, by the Sheriff of the High Court PALM RIDGE, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PALM RIDGE: 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 2995 BRACKENDOWNS EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT: 1 073 (ONE THOUSAND AND SEVENTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T43077/2011, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 89 LETABA STREET, BRACKENDOWNS EXTENSION 5, ALBERTON, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, SHOWER, 2 TOILETS & OUTBUILDING: BEDROOM, BATHROOM, SHOWER, TOILET & SWIMMING POOL

TAKE FURTHER NOTICE THAT:

1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtors for money owing to the Execution Creditor.
2. The auction will be conducted by the Sheriff for Palm Ridge, Mr Ian Burton, or his Deputy.
3. Advertising costs at current publication rates and sale costs according to court rules, apply.
4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:



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

5. The rules of the auction and Conditions of Sale may be inspected at the office of the Sheriff for Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

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

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 25 (twenty five) days after the sale.

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

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

Dated at PRETORIA, 2023-03-24.

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: G11888/DBS/N FOORD/CEM.

**Case No: 613/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and ERNEST HENDRIK COETZER**

**ERNEST HENDRIK COETZER**  
**LIEZL ENGELA COETZER, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 09:00, THE MAGISTRATE'S COURT, 46 MALAN STREET, KOSTER**

In pursuance of a judgment granted by this Honourable Court on 22 SEPTEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R750 000.00, by the Sheriff of the High Court VENTERSDORP, KOSTER AND SWARTRUGGENS at THE MAGISTRATE'S COURT, 46 MALAN STREET, KOSTER, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, VENTERSDORP, KOSTER AND SWARTRUGGENS: 31 AENMAY STREET, VENTERSDORP, 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 81 KOSTER TOWNSHIP, REGISTRATION DIVISION J.P., NORTH-WEST PROVINCE, IN EXTENT: 2 855 (TWO THOUSAND EIGHT HUNDRED FIFTY FIVE) SQUARE METERS, HELD BY DEED OF TRANSFER T101856/2016. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 30 MAGALIES STREET, KOSTER, NORTH WEST)

MAGISTERIAL DISTRICT: KGETLENG RIVIER

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, 4 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, ENTERTAINMENT ROOM & OUTBUILDING: 2 GARAGES, TOILET & COTTAGE/FLAT: 2 LOUNGES, KITCHEN, SCULLERY, 2 BEDROOMS, BATHROOM & THATCH LAPA

VALUERS REMARK - PROPERTY HAS BEEN VANDALIZED

TAKE FURTHER NOTICE THAT:

1. The Sale in Execution is conducted in accordance to the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtors for money owing to the Execution Creditor.
2. The auction will be conducted by the Sheriff: J Otto, or his Deputy.

3. Advertising costs at current publication rates and sale costs according to court rules, apply.
4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
5. The Rules of the auction and Conditions of Sale may be inspected at the Sheriff's Office, 31 Aenmay Street, Ventersdorp, 24 hours prior to the auction.
6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
7. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.
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 25 (twenty five) days after the sale.
9. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions.
10. 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 PRETORIA, 2023-03-28.

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: S13915/DBS/N FOORD/CEM.

**Case No: 1496/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and JACO VOS, 1<sup>st</sup> Defendant and CECILIA JACOBA VOS, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 10:00, THE MAGISTRATE'S COURT, ROOM 109, 65 CHRIS HANI STREET, BETHAL**

In pursuance of a judgment granted by this Honourable Court on 23 MAY 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 R700 000.00, by the Sheriff of the High Court BETHAL at THE MAGISTRATE'S COURT, ROOM 109, 65 CHRIS HANI STREET, BETHAL, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BETHAL: 28 VUYISILE MINI STREET, BETHAL, 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 1297 BETHAL EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA, IN EXTENT 1 074 (ONE THOUSAND AND SEVENTY FOUR) SQUARE METERS, HELD BY DEED OF TRANSFER T8125/2001. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 38 KOEDOE STREET, BETHAL, MPUMALANGA)

MAGISTERIAL DISTRICT: GOVAN MBEKI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN HOUSE: 3 BEDROOMS, 2 BATHROOMS, LIVING ROOM, SITTING ROOM, DINING ROOM, KITCHEN & OUTSIDE FLAT: BEDROOM, SHOWER, TOILET & 2 GARAGES, SWIMMING POOL, BRAAI AREA

Dated at PRETORIA, 2023-03-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13870/DBS/N FOORD/CEM.

Case No: 6173/2021

Docex: DOCEX 178, PRETORIA

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

In the matter between: **ABSA BANK LIMITED**, Plaintiff and **SIBISI FUNERAL UNDERTAKERS CC**,  
REGISTRATION NUMBER: 2005/095887/23, 1<sup>st</sup> Defendant and **MONDLI SIPHOSETHU NTUTHUKO SIBISI**,  
I.D.: 820520 5472 08 4, (Unmarried), 2<sup>nd</sup> Defendant

## NOTICE OF SALE IN EXECUTION

**2023-05-24, 10:00, THE ACTING SHERIFF'S OFFICE, NEWCASTLE: 15 VANDERBIJL STREET, UNIT 7,  
RIVERSIDE, NEWCASTLE**

In pursuance of a judgment granted by this Honourable Court on 20 APRIL 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 R300 000.00, by the Acting Sheriff of the High Court NEWCASTLE, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, NEWCASTLE: 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 8515 NEWCASTLE (EXTENSION NO 37), REGISTRATION DIVISION H.S., PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 000 (ONE THOUSAND) SQUARE METRES, HELD BY DEED OF TRANSFER T31842/2008, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 3 EMERALD PLACE, SUNNYRIDGE, NEWCASTLE, KWAZULU NATAL)

MAGISTERIAL DISTRICT: AMAJUBA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): VACANT LAND

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgement obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours prior to the auction at the office of the Acting Sheriff for Newcastle at 15 Vanderbijl Street, Unit 7, Riverside, Newcastle.
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 R100.00 in cash.
  - d) Registration conditions.

The office of the Acting Sheriff for Newcastle will conduct the sale with auctioneer YR Thompson (Sheriff). Advertising costs at current publication rates and sale cost according to court rules, apply..

Dated at PRETORIA, 2023-03-28.

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: U24080/DBS/N FOORD/CEM.

Case No: 13487/2017

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 **NTOMBI FLORENCE MHLANGA N.O.** duly appointed EXECUTRIX in the ESTATE OF THE LATE WONDERBOY BHOYI MHLANGA in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended), 1<sup>st</sup> Defendant AND **NONHLANHLA LUCKY DINGAAN**, I.D.: 760717 0740 08 3, 2<sup>nd</sup> Defendant

## NOTICE OF SALE IN EXECUTION

**2023-05-26, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG**

In pursuance of judgments granted by this Honourable Court on 20 SEPTEMBER 2017 and 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 R400 000.00, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

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

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

ERF 3799 DAWN PARK EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 290 (TWO HUNDRED AND NINETY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T11944/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 24 WHITE ORYX CRESCENT, DAWN PARK EXTENSION 7, BOKSBURG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

Dated at PRETORIA, 2023-03-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: 086 206 8695. Fax: 086 206 8695. Attorney Ref: G8679/DBS/N FOORD/CEM.

**Case No: 12958/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ANDREW WILLIAM HOFMEESTER, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-23, 10:00, THE SHERIFF'S OFFICE, VREDENBURG: 4 DORP STREET, VREDENBURG**

In pursuance of judgments granted by this Honourable Court on 2 JUNE 2021 and 3 MAY 2022 and 26 OCTOBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court VREDENBURG, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, VREDENBURG: 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 9197 ST HELENA BAY, IN THE SALDANHA BAY MUNICIPALITY, MALMESBURY DIVISION, PROVINCE WESTERN CAPE, IN EXTENT 535 (FIVE HUNDRED AND THIRTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T36483/2009, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SUBJECT FURTHER TO THE WRITTEN CONSENT TO THE TRANSFER OF THE PROPERTY IN FAVOUR OF BRITANNIA BEACH ESTATE HOME OWNERS ASSOCIATION

(also known as: 19 JAKKALSBOS STREET, ST HELENA BAY, WESTERN CAPE)

MAGISTERIAL DISTRICT: MALMESBURY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): VACANT STAND

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Sheriff or her Deputy.

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

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

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

5. The Rules of auction and Conditions of Sale may be inspected at the Sheriff's office, 4 Dorp Street, Vredenburg, 24 hours prior to the auction.

6. All bidders are required to present their Identity Document together with their proof of residence (not older than 3 months) for FICA compliance.

7. All bidders are required to pay R10 000.00 (refundable) registration fee in cash prior to the commencement of the auction in order to obtain a buyer's card.

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

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

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

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

Dated at PRETORIA, 2023-03-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U23321/DBS/N FOORD/CEM.

**Case No: 65244/2020**

**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 WILLIAM MANGOPE SEBOLAI, 1<sup>st</sup> Defendant and GLADYS SEBOLAI, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 10:00, THE SHERIFF'S OFFICE, BRONKHORSTSPRUIT: 51 KRUGER STREET, BRONKHORSTSPRUIT**

In pursuance of a judgment granted by this Honourable Court on 15 DECEMBER 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 262 061.98, 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.

ERF 1325 ERASMUS EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 1097 (ONE THOUSAND AND NINETY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T60329/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 1325 TITSANGWANG STREET, ERASMUS EXTENSION 8, BRONKHORSTSPRUIT, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, SCULLERY, STUDY, 4 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDING: 4 GARAGES, BEDROOM, BATHROOM, STORE ROOM

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 of Bronkhorstspuit will conduct the sale with auctioneer Shiraz Dawood (Sheriff) and/or his representatives.

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

Dated at PRETORIA, 2023-03-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G12350/DBS/N FOORD/CEM.

**Case No: 21370/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MKHULULI WELLINGTON NDLOVU, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-24, 11:00, THE SHERIFF'S OFFICE, SPRINGS: 99 8TH STREET, SPRINGS**

In pursuance of a judgment granted by this Honourable Court on 5 OCTOBER 2021, a Warrant of Execution issued on 23 NOVEMBER 2021, and an Order in terms of Rule 46A(9)(c) granted on 16 AUGUST 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R363 859.00, by the Sheriff of the High Court SPRINGS, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, SPRINGS: 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 3 OF ERF 305 POLLAK PARK EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 519 (FIVE HUNDRED AND NINETEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T31855/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 6 AUGUSTA CRESCENT, POLLAK PARK EXTENSION 5, SPRINGS, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

LOUNGE, DINING ROOM, BATHROOM, MASTER BEDROOM, 2 BEDROOMS, KITCHEN, DOUBLE CARPORT, BRICK BUILDING, INNER FLOOR FINISHING - TILES, TILE ROOF, PRE-CAST FENCING, SINGLE-STOREY BUILDING, OUTER WALL FINISHING - PLASTER

Dated at PRETORIA, 2023-03-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F10423/DBS/N FOORD/CEM.

**Case No: 24572/2021**

**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 ENOCK NCHENZI**

**SITHABISIWE HAZEL DUBE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 14:00, THE SHERIFF'S OFFICE, MEYERTON: 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON**

In pursuance of a judgment granted by this Honourable Court on 8 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 R478 832.11, by the Sheriff of the High Court MEYERTON, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, MEYERTON: 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 6 OF ERF 35 MEYERTON FARMS TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG, IN EXTENT: 1 012 (ONE THOUSAND AND TWELVE) SQUARE METRES, HELD BY DEED OF TRANSFER T6116/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 4 PELIKAN STREET, MEYERTON PARK, MEYERTON, GAUTENG)

MAGISTERIAL DISTRICT: MIDVAAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

STOREY: SINGLE, FREESTANDING, WALLS: BRICK, ROOF: TILES, FLOORS: CARPETS, ROOMS: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, TOILET, FENCE: PARTLY WALLED

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 Sheriff, Meyerton, 10 Pierneef Boulevard (Formerly Verwoerd Road), Meyerton.
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 or Mrs T 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, 2023-03-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13649/DBS/N FOORD/CEM.

**Case No: 81608/2019**

**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 XAVIER FILIPIAO NHACUMBE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-23, 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 15 NOVEMBER 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R711 506.88, 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 460 KENILWORTH TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T43557/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 109 VAN HULSTEYN STREET, KENILWORTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET & OUTBUILDING: 5 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, 2023-03-15.

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: G11579/DBS/N FOORD/CEM.

**Case No: 11466/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and  
MANTUNGWATHINI EMMANUEL KHUMALO, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-25, 10:00, THE SHERIFF'S OFFICE, KUILS RIVER SOUTH: 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER**

In pursuance of a judgment granted by this Honourable Court on 14 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 R358 000.00, by the Sheriff of the High Court KUILS RIVER SOUTH, to the highest bidder.

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

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

ERF 8210 EERSTE RIVER, IN THE CITY OF CAPE TOWN, DIVISION OF STELLENBOSCH, PROVINCE OF THE WESTERN CAPE, IN EXTENT: 122 (ONE HUNDRED AND TWENTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T5180/2014, SUBJECT TO THE CONDITIONS CONTAINED THEREIN

(also known as: 47 CAPE VERDI ISLAND STREET, EERSTE RIVER, WESTERN CAPE)

MAGISTERIAL DISTRICT: KUILS RIVER

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 2 BEDROOMS, LOUNGE, KITCHEN, BATHROOM

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Sheriff: Mrs. EE Carelse, or her Deputy Sheriff: Mrs. H Combrinck.

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

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

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

5. The Rules of the auction and Conditions of Sale may be inspected at the Sheriff's Office, 23 Langverwacht Road, Klipdam, Kuils River, 24 hours prior to the auction.

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

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

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

9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 25 (twenty five) days after the sale.

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

11. Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. Pro-rata occupational rental shall be payable by the Purchaser on the date of possession and thereafter monthly on or before the 1st day of each month until date of registration of transfer. The Purchaser shall pay the occupational rental on due date.

Dated at PRETORIA, 2023-03-14.

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: G12135/DBS/N FOORD/CEM.

**Case No: 32515/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and AYNAMAH MOONSAMMY, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 09:00, THE SHERIFF'S OFFICE, LENASIA: NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 16 AUGUST 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R732 928.01, by the Sheriff of the High Court LENASIA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, LENASIA: 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 879 LENASIA SOUTH EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 600 (SIX HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T12565/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 9 HARROW CRESCENT, LENASIA SOUTH EXTENSION 1, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS, 5 CARPORTS, STORE ROOM, 2 STUDIO ROOMS & SECOND DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, TOILET

Dated at PRETORIA, 2023-03-14.

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: F10399/DBS/N FOORD/CEM.

**Case No: 61989/2021**

**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 CELIWE MOTHIA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 09:00, THE SHERIFF'S OFFICE, PALM RIDGE: 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In pursuance of a judgment granted by this Honourable Court on 4 MAY 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 R205 960.00, by the Sheriff of the High Court PALM RIDGE, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PALM RIDGE: 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 338 THINTWA VILLAGE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, IN EXTENT: 230 (TWO HUNDRED AND THIRTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T5477/2017. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 338 SEREMA STREET, PHOMOLAMQUASHI, THINTWA VILLAGE, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, KITCHEN, BEDROOM, BATHROOM, TOILET

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

5. The rules of the auction and Conditions of Sale may be inspected at the office of the Sheriff for Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

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

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 25 (twenty five) days after the sale.

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

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

Dated at PRETORIA, 2023-03-13.

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: S14438/DBS/N FOORD/CEM.

**Case No: 15201/2021**

**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 OUPA LOUIS NHLAPO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-24, 09:00, THE SHERIFF'S OFFICE, PALM RIDGE: 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In pursuance of a judgment granted by this Honourable Court on 5 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 R350 000.00, by the Sheriff of the High Court PALM RIDGE, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PALM RIDGE: 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 7674 ROODEKOP EXTENSION 31 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 298 (TWO HUNDRED AND NINETY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T14577/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 7674 TLOU CLOSE, ROODEKOP EXTENSION 31, GERMISTON, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, 3 BEDROOMS, KITCHEN, BATHROOM, TOILET & OUTBUILDING: 2 GARAGES

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

5. The rules of the auction and Conditions of Sale may be inspected at the office of the Sheriff for Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

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

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 25 (twenty five) days after the sale.



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

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

Dated at PRETORIA, 2023-03-13.

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: G12460/DBS/N FOORD/CEM.

**Case No: 20674/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and THEMBI NELLY MKHABELA, 1<sup>st</sup>  
Defendant and KENNETH REUBEN MKHABELA, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE  
ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 21 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 R315 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

ERF 7673 SOSHANGUVE EAST EXTENSION 10 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 192 (ONE HUNDRED AND NINETY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T53719/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 7673 BASETSANE STREET, SOSHANGUVE EAST EXTENSION 10, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, TOILET

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: F10006/DBS/N FOORD/CEM.

**Case No: 46712/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MOHLOKONYANA MICHAEL MABENA,  
Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE  
ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 4 APRIL 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 R296 972.84, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

ERF 259 SOSHANGUVE EAST TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE GAUTENG, IN EXTENT: 259 (TWO HUNDRED AND FIFTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T68328/2016, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 6729 MALBAATJIE STREET, SOSHANGUVE EAST, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS & OUTBUILDING: 2 GARAGES, BATHROOM/TOILET

Dated at PRETORIA, 2023-02-27.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F9833/DBS/N FOORD/CEM.

---

**Case No: 40592/2020**

**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 RAMOTHIBA ERNST MOGWANYE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 31 AUGUST 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R740 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

ERF 3419 DOORNPOORT EXTENSION 32 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 500 (FIVE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T78793/2009, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 799 APIUM STREET, DOORNPOORT EXTENSION 32, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDING: GARAGE, CARPORT

Dated at PRETORIA, 2023-02-27.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G12075/DBS/N FOORD/CEM.

---

**Case No: 49638/2021**

**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 VUWANI ELON NDWAMATO N.O. in his official capacity as Trustee for the time being of the VUWANI FAMILY TRUST,**

**Registration Number: IT2131/2011, 1<sup>st</sup> Defendant AND VUWANI ELON NDWAMATO, I.D.: 700424 5915 08 2, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 27 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 R1 014 594.81, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

ERF 2256 MONTANA PARK EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION J.R., GAUTENG PROVINCE, IN EXTENT: 864 (EIGHT HUNDRED AND SIXTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER T1851/2013. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 358 VEDA AVENUE, MONTANA PARK EXTENSION 3, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDING: 2 GARAGES, STAFF QUARTERS, STAFF BATHROOM & OTHER FACILITIES: THATCH LAPA, ELECTRONIC GATE, ALARM SYSTEM, SECURITY SYSTEM

Dated at PRETORIA, 2023-02-27.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13703/DBS/N FOORD/CEM.

**Case No: 531/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and GERHARD VERMAAK - EXECUTION DEBTOR**

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

**2023-05-23, 10:00, The Sheriff's Office, 4 Cederwood Street, Kriel**

**DESCRIPTION:**

ERF 2940, KRIEL, EXTENTION 12, TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 1 288 (ONE THOUSAND TWO HUNDRED AND EIGHTY EIGHT) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T11783/2017 / SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 9 ROBIN CLOSE, KRIEL, EXTENTION 12.

Main dwelling - residential home: 1 X lounge / 1 X dining room / 1 X kitchen / 4 X bedrooms / 1 X bathroom / 2 X wc / 1 x out garage / 6 X carports. Granny Flat - 1 X lounge / 1 X kitchen / 2 X bedrooms / 1 X shower / 1 X wc - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount 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, 4 CEDERWOOD STREET, KRIEL. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/Downloadfile>)

Action?id=99961) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2023-04-04.

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 / FV0076.

**Case No: 2142/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and MATTHEWS MASHELE - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 10:00, The Sheriff's Office, 43 BEUKES STREET, HENDRINA**

DESCRIPTION:

a) Section Number 12 as shown and more fully described on Sectional Plan Number SS24/2008 in the scheme known as HIPPO PARK in respect of the land and building or buildings situated at ERF 17 HENDRINA TOWNSHIP, Local Authority; STEVE TSHWETE LOCAL MUNICIPALITY, of which section the floor area according to the said section plan is 133 (one hundred and thirty-three) 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 ST1451/2020 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

PHYSICAL ADDRESS: 69 BEUKES STREET, HENDRINA

MAIN DWELLING - RESIDENTIAL HOME : IMPROVEMENTS 1 X LOUNGE / 1 X DINING ROOM / 1 X KITCHEN / 3 X BEDROOM / 1 X BATHROOM / 1 X SHOWER / 2 X WC / 1 X OUT GARAGE - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R552 978.15. / 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, 43 BEUKES STREET, HENDRINA. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/DownloadfileAction?id=99961](http://www.info.gov.za/view/DownloadfileAction?id=99961)) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2023-03-28.

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 / FM0369.

**Case No: 1455/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MBOMBELA (MAIN SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and RICHARD MICHAEL UBISI - 1ST EXECUTION DEBTOR / SARAH UBISI - 2ND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-24, 10:00, The Magistrate's Court situated at 16 CHIEF MGIYENI KHUMALO DRIVE, WHITE RIVER**

DESCRIPTION: ERF 662 HAZYVIEW VAKANSIEDORP TOWNSHIP, REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA / MEASURING 885 (EIGH HUNDRED AND EIGHTY FIVE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T88187/07 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 662 AASVOËL STREET, HAZYVIEW VAKANSIEDORP.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 3 X bedroom / 2 X bathroom / 1 X shower / 2 X wc / 1 X out garage / 2 X carport - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R800 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 36 HENNIE VAN TILL STREET, WHITE RIVER. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2023-03-13.

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 / FU0008.

**Case No: 1382/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and PHEFENI MLONGI ZONDO - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-24, 10:00, The Sheriff's Office, 25 Pringle Street, Secunda**

DESCRIPTION: PORTION 124 OF ERF 444 TERRA NOVA, EXTENSION 3 TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 184 (ONE HUNDRED AND EIGHTY FOUR HUNDRED) SQUARE METRES / HELD UNDER DEED OF TRANSFER T346/2020 / SUBJECT TO ALL THE CONDITIONS AND TERMS SET OUT IN THE AFORESAID DEED OF TRANSFER AND SPECIALLY TO THE CONDITIONS OF THE HOMEOWNERS ASSOCIATION ("the mortgaged property") / The physical address is: 47 KOUGA STREET, THE MEADOWS, TERRA NOVA, TRICHARDT.

Main dwelling - residential home: 1 X LOUNGE / 1 X DINING ROOM / 1 X KITCHEN / 3 X BEDROOM / 1 X BATHROOM / 1 X SHOWER / 1 X WC / 1 X OUT GARAGE / 1 X CARPORT - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R850 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 25 PRINGLE STREET, SECUNDA. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.



Dated at NELSPRUIT, 2023-02-23.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FZ0017.

**Case No: 6890/2021**

**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(Limpopo Division, Polokwane)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Hector Tebello Skosana, First Judgment Debtor and Lucia Noloyiso Ntloko, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-17, 10:00, In execution of a judgment obtained on 1 September 2022, a sale in execution will be held, with a reserve price of R800 000.00 (eight hundred thousand rand), by the Sheriff Polokwane at 66 Platinum Street, Ladine, Polokwane**

PROPERTY DESCRIPTION: ERF 566 SOUTHERN GATEWAY EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION L.S.; LIMPOPO PROVINCE

MEASURING: 360 SQUARE METRES

HELD BY DEED OF TRANSFER NO T12466/2018

STREET ADDRESS: 566 LIVHUVHU STREET, SOUTHERN GATEWAY EXT 5, POLOKWANE (PIETERSBURG), situated within the POLOKWANE MAGISTERIAL DISTRICT AND MUNICIPALITY

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

SINGLE FREESTANDING HOUSE WITH BRICK WALL, HEAVEY (HARVEY) TILE ROOF AND TILE FLOOR.

x 3 BEDROOMS

x 1 KITCHEN

x 1 BATHROOM

x 1 SHOWER

x1 TOILET

FENCED: BRICK

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Polokwane at 66 Platinum Street, Ladine, Polokwane, where they may be inspected during normal office hours.

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Polokwane, 66 Platinum Street, Ladine, Polokwane.

The auction will be conducted by the Sheriff, Mrs AT Ralehlaka, or her deputy.

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

A) Directive of the Consumer Protection Act 88 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 refundable registration fee of R15 000 cash or bank guaranteed cheque prior to the commencement of the auction in order to obtain a buyers card.

D) Registration conditions.

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

2. 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;

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 paragraph 4.3 of the conditions of sale;

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 17 May 2023 to date of transfer.

Dated at Pretoria, 2023-04-20.

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/MAT12149.

**Case No: 58581/2021**

**Docex: Docex 9, Hatfield**

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Edward Andrew Connolly, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-19, 10:30, Pursuant to a judgment order obtained, a sale in execution will be held, without reserve, by the Sheriff Hankey & Humansdorp at 21 Saffrey Street, Humansdorp, 6300**

PROPERTY DESCRIPTION: ERF 917 CAPE ST FRANCIS IN THE AREA OF KOUGA MUNICIPALITY, DIVISION OF HUMANSDORP; PROVINCE EASTERN CAPE

IN EXTENT: 6 913 SQUARE METRES

HELD BY DEED OF TRANSFER NO T55900/2005

STREET ADDRESS: 917 CESSNA CIRCLE, ST FRANCIS FIELD COUNTRY ESTATE, ST FRANCIS FIELD, CAPE ST FRANCIS, EASTERN CAPE PROVINCE, SITUATED IN THE HUMANSDORP MAGISTERIAL DISTRICT AND CITY OF KOUGA MUNICIPALITY (HUMANSDORP)

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

RECTANGULAR VACANT STAND IN A SECURE ESTATE COVERED WITH INDIGENOUS VEGETATION

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Hankey & Humansdorp at 21 Saffrey Street, Humansdorp, 6300, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-04-19.

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 / MAT12193.

**Case No: 5348/2021**

**Docex: Docex 9, Hatfield**

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

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Werner Swart, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-17, 10:00, Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of R175 000.00 (one hundred and seventy five thousand rand), by the Sheriff Lydenburg & Burgersfort at 80 Kantoer Street, Lydenburg**

PROPERTY DESCRIPTION: ERF 2779 BURGERSFORT EXTENSION 34 TOWNSHIP, REGISTRATION DIVISION K.T.; LIMPOPO PROVINCE

MEASURING: 527 SQUARE METRES

HELD BY DEED OF TRANSFER NO T120652/2008

STREET ADDRESS: 2779 MOTAGANENG ESTATE (cul de sac drive off RAMOGATLA STREET), BURGERSFORT EXT 34, LIMPOPO PROVINCE situated in the TUBATSE (BURGERSFORT) MAGISTERIAL DISTRICT AND FETAKGOMO TUBATSE LOCAL MUNICIPALITY

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

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Lydenburg & Burgersfort at 80 Kantoer Street, Lydenburg, where they may be inspected during normal office hours.

The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Lydenburg & Burgersfort, 80 Kantoort Street, Lydenburg.

The auction will be conducted by the Sheriff, AC van Rooyen, or his deputy. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

D) 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.

1. The purchaser shall immediately on demand 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.

2. The balance of the purchase price 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 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 paragraph 4.4 of the conditions of sale.

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

Dated at Pretoria, 2023-04-20.

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/MAT11884.

**Case No: 1455/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MBOMBELA (MAIN SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and RICHARD MICHAEL UBISI - 1ST EXECUTION DEBTOR / SARAH UBISI - 2ND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-24, 10:00, The Magistrate's Court situated at 16 CHIEF MGIYENI KHUMALO DRIVE, WHITE RIVER**

DESCRIPTION: ERF 662 HAZYVIEW VAKANSIEDORP TOWNSHIP, REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA / MEASURING 885 (EIGH HUNDRED AND EIGHTY FIVE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T88187/07 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 662 AASVOËL STREET, HAZYVIEW VAKANSIEDORP.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 3 X bedroom / 2 X bathroom / 1 X shower / 2 X wc / 1 X out garage / 2 X carport - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R800 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 36 HENNIE VAN TILL STREET, WHITE RIVER. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff



or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2023-03-13.

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 / FU0008.

**Case No: 9995/2018**

**Docex: Docex 1 Tygerberg**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division, Cape Town)

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff and Mr Yusoof Adams, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 11:00, STRAND SHERIFF'S OFFICE, 120 MAIN ROAD, STRAND**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 25th day of May 2023 at 11:00 at Strand Sheriff's Office, 120 Main Road, Strand by the Sheriff of the High Court, to the highest bidder: Erf 2460 Strand, situate in the City of Cape Town, Stellenbosch Division, Province of the Western Cape, in extent: 496 square metres, held by virtue of Deed of Transfer no. T90035/1999, Street address: 27 Brewery Road, Weltevreden, Strand

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

Improvements and location: A dwelling comprising: 1 X Bedrooms, 1 x Bathroom, W/C, Kitchen and Lounge

Reserved price: The property will be sold subject to a reserve price of R226,400.00.

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

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

Conditions of sale: Same shall lie for inspection at the offices of the Strand Sheriff.

Dated at BELLVILLE, 2023-03-09.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Telephone: 021-918 9009. Fax: 0866116156. Attorney Ref: H CROUS/SS/FIR73/2135. Attorney Acct: MINDE SCHAPIRO & SMITH INC.

**Case No: 9324/2022**

**Docex: DOCEX 1, TYGERBERG**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Nedbank Limited Plaintiff and Wayne Neville Coetzee Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-23, 11:00, Strand Sheriff Office, 120 Main Road, Strand**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 23rd day of May 2023 at 11:00 at Strand Sheriff's Office, 120 Main Road, Strand by the Sheriff of the High Court, to the highest bidder:

A Unit consisting of: Section 1 Helderzicht, situate in the City of Cape Town, Stellenbosch Division, Province of the Western Cape, as shown and more fully described on Sectional Plan No. SS142/2006 in the scheme known as , in respect of the land and building or buildings situate at in the City of Cape Town, Division, Province of the Western Cape, which section the floor area according to the said sectional plan is 70 square metres in extent and Aan 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. . An exclusive use area described as Tuin No T14 Helderzicht measuring square metres being as such part of the common property, comprising the land and the scheme known as in respect of the land and building or buildings situate at in the City of Cape Town, as shown and more fully described on Sectional Plan No. SS142/2006 held by Notarial Deed Of Cession No.

Sk1656/2018. Held under title deed No. ST7602/2018 & and Mortgage Bond No SB2887/2018., Street address: Door No 1 Helderzicht, 11 Daries Street, Kleinbos, Strand

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

Improvements and location: A dwelling comprising: 2 bedrooms, living area, open plan kitchen, bathroom, lock up garage and small garden area

Reserved price: The property will be sold subject to a reserve price of R500,000.00.

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

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

Conditions of sale: Same shall lie for inspection at the offices of the Strand Sheriff.

Dated at Bellville, 2023-03-20.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, 2nd Floor Tygervally Office Park Building No 2, cnr Willie van Schoor & Old Oak Roads, Bellville. Telephone: 021918 9007. Fax: 0866186304. Attorney Ref: H J Crous/La/NED15/2893. Attorney Acct: Minde Schapiro & Smith Inc.

**Case No: 1950/2017**

**Docex: Docex 4, Parow**

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Rashied Fredericks, 1st Defendant and Ijlal Fredericks, 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-15, 11:00, 10 Kent Cottage, Kent Road, Wynberg**

In execution of the judgment in the High Court, granted on 28 March 2017, the under-mentioned property will be sold in execution at 11h00 on 15 May 2023 at 10 Kent Cottage, Kent Road, Wynberg, without a reserve to the highest bidder: - REMAINDER ERF: 68817 - CAPE TOWN, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 374 square metres and held by Deed of Transfer No's. T8086/1992 and T51663/1993 - and known as 10 KENT COTTAGE, KENT ROAD, WYNBERG.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof

PROPERTY DESCRIPTION:

A residential dwelling consisting of a brick building under an iron roof consisting of an entrance hall, lounge, dining room, kitchen, 3 x bedrooms, 2 x bathrooms, 4 x showers, 4 x toilets, 1 X garage and a carport

Reserved price: The property will be sold without a reserve

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days from date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Wynberg North at the address being; Coates Building, 32 Maynard Road, Wynberg

Dated at Parow, 2023-03-01.

Attorneys for Plaintiff(s): Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Telephone: 021 939 5120. Fax: 086 721 3811. Attorney Ref: TO Price/zvw/F52082. Attorney Acct: 1.

**Case No: 07/2011**

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

**In the matter between: ABSA BANK LIMITED (Plaintiff) and AGENOR LUREMAN, Identity Number 650821 5106 08 5 (First Defendant), MARTHA MARIA LUREMAN (Second Defendant) and DUNK INVESTMENTS CC (Registration Number CK94/27194/23)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 12:00, AT THE SHERIFF'S OFFICE, 20 SIERRA WAY, MANDALAY**

1. Property: 10 Nobiya Street, Ilitha Park, Khayelitsha
2. Domicile: 10 Nobiya Street, Ilitha Park, Khayelitsha
3. Residential: 10 Nobiya Street, Ilitha Park, Khayelitsha

In execution of a judgment of the above honourable court dated 2 September 2011, the undermentioned immovable property will be sold in execution on THURSDAY, 25 MAY 2023 at 12:00 at the SHERIFF'S OFFICE, 20 SIERRA WAY, MANDALAY

ERF 27971 KHAYELITSHA, in the City of Cape Town, Division Cape, Western Cape Province;

In Extent: 214 square metres

Held by Deed of Transfer No T22870/2008

ALSO KNOWN AS: 10 NOBIYA STREET, ILITHA PARK, KHAYELITSHA

## CONDITIONS OF SALE:

1. The sale is subject to:
    - 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).
    - 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.
    - 1.3 Payment of registration fee of R10,000.00 (refundable) in cash or bank guaranteed cheque.
  2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.
  3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:  
LOUNGE, OPEN PLAN KITCHEN, 2 BEDROOMS, BATHROOM & TOILET.
  4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, KHAYELITSHA and at the offices of the undersigned.
  5. Advertising costs at current publication rates and sale costs according to court rules apply.
- Dated at Tyger Valley, 2023-03-30.
- Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Telephone: (021) 943 3000. Attorney Ref: MJT/Yvette Smith/ZA0680.

**Case No: D2980/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited, Execution Creditor and DARIUS DYLAN CHITAROO,  
Execution Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-05-23, 10:00, SHERIFF'S OFFICE BEING 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH:**

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

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

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

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

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

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

Dated at La Lucia, 2023-03-03.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/RG/MAT20743.

**Case No: 6856/2022**

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

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

NOTICE OF SALE IN EXECUTION

**2023-05-23, 11:00, 1ST FLOOR, UNIT 7, BERNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

A Sale in Execution of the undermentioned property as per Court Order dated the 14TH OCTOBER, 2022 and a Warrant of Execution against Immovable property is to be held subject to a reserve price of R1,065,460,12 at OFFICES OF THE ACTING SHERIFF OF THE HIGH COURT, RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BERNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL on 23RD MAY, 2023 at 11H00.

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

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

PROPERTY: ERF 1193 BLAIRGOWRIE TOWNSHIP, REGISTRATION DIVISION I Q PROVINCE OF GAUTENG

MEASURING: 1 007 (ONE THOUSAND AND SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 106269/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

KNOWN AS 19 CONRAD DRIVE, BLAIRGOWRIE

IMPROVEMENTS: 5 BEDROOMS, 2 BATHROOMS, DININGROOM LOUNGE, KITCHEN, 2 BEDROOMED COTTAGE, 2 GARAGES, SWIMMINGPOOL PAVEMENT, ELECTRIC FENCING, FENCING - CONCRETE, OUTER WALL FINISHING PLASTER, ROOF FINISHING - TILES, INTERIOR FLOOR FINISHING -WOOD

Improvements - Not Guaranteed) The property is zoned: Residential

1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Acting Sheriff of the High Court, RANDBURG SOUTH WEST, 1ST FLOOR, BERNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, during office hours.

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

3. 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/DownloadFileAction?id=99961>)

4. Fica-legislation: All bidders are required to present their identity document together with proof of residence not less than 3 months old for FICA compliance

5. The full conditions of sale may be inspected at the offices of the Acting Sheriff of the High court ,Randburg West, 1ST Floor, Bernside Island Office Park, 410 Jan Smuts Avenue, Craighall

Dated at PRETORIA, 2023-04-28.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP12822 - e-mail : lorraine@hsr.co.za.

**Case No: 7628/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

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

NOTICE OF SALE IN EXECUTION

**2023-05-23, 11:00, ACTING SHERIFF RANDBURG SOUTH WEST, 24 RHODES STREET, KENSINGTON B, RANDBURG**

A Sale in Execution of the undermentioned property as per Court Order dated the 18TH OCTOBER, 2022 and a Warrant of Execution against Immovable property is to be held subject to a reserve price of R555,000.00 at OFFICES OF THE ACTING SHERIFF OF THE HIGH COURT, RANDBURG SOUTH WEST, 24 RHODES STREET, KENSINGTON B, RANDBURG on 23rd MAY, 2023 at 11H00.

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

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

PROPERTY:

(1) A UNIT CONSISTING OF

(a) SECTION NO.3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 1283/1996 IN THE SCHEME KNOWN AS MONTROSE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FERNDAL EXTENSION, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 79 (SEVENTY 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. ST 86719/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(2) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING BAY P 3 MEASURING 15 (FIFTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS MONTROSE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FERNDAL TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN SS 1283/1996

HELD BY NOTARIAL DEED OF CESSION NO. SS 05556/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

IMPROVEMENTS: LOUNGE, DININGROOM, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, TOILET, GARAGE

Improvements - Not Guaranteed) The property is zoned : Residential

1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Acting Sheriff of the High Court, RANDBURG SOUTH WEST, 24 RHODES STREET, KENSINGTON B, RANDBURG, during office hours.

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

3. 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>)

4. Fica-legislation: All bidders are required to present their identity document together with proof of residence not less than 3 months old for FICA compliance

5. The full conditions of sale may be inspected at the offices of the Acting Sheriff of the High court, Randburg West, 24 Rhodes Street, Kensington - B, Randburg

Dated at PRETORIA, 2023-04-28.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP12831 - e-mail: [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

Case No: 1324/2021

Docex: DOCEX 3, BLOEMFONTEIN

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ETHENNE UGENE KAPANK (ID NUMBER: 771211 5148 085), 1<sup>st</sup> Defendant and ASHLYN ROCHELLE VAN WYK (NOW KAPANK)(ID NUMBER: 821026 0113 086), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 10:00, OFFICE OF THE SHERIFF, 63 CHURCH STREET, CALVINIA**

In pursuance of a judgment of the above Honourable Court dated 28 October 2022 and a Writ for Execution, the following property will be sold in execution on FRIDAY the 26 May 2023 at 10:00 at before the Sheriff of CALVINIA held at OFFICE OF THE SHERIFF, 63 CHURCH STREET, CALVINIA.

CERTAIN: ERF 2911 CALVINIA, IN THE HANTAM MUNICIPALITY, DIVISION CALVINIA, PROVINCE OF THE NORTHERN CAPE.

IN EXTENT: 660 (SIX HUNDRED AND SIXTY) SQUARE METRES

HELD BY : DEED OF TRANSFER NO T99833/2007

SUBJECT TO : THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: 2911 JAKARANDA STREET, CALVINIA

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X TOILET (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, CALVINIA.

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, 63 CHURCH STREET, CALVINIA.

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 (obtainable at [URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961](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, CALVINIA (HP BURGER) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-03-06.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NK2204.

Case No: 7628/2022

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

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

NOTICE OF SALE IN EXECUTION



**2023-05-23, 11:00, ACTING SHERIFF RANDBURG SOUTH WEST, 24 RHODES STREET, KENSINGTON B, RANDBURG**

A Sale in Execution of the undermentioned property as per Court Order dated the 18TH OCTOBER, 2022 and a Warrant of Execution against Immovable property is to be held subject to a reserve price of R555,000.00 at OFFICES OF THE ACTING SHERIFF OF THE HIGH COURT, RANDBURG SOUTH WEST, 24 RHODES STREET, KENSINGTON B, RANDBURG on 23rd MAY, 2023 at 11H00.

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

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

**PROPERTY:****(1) A UNIT CONSISTING OF**

(a) SECTION NO.3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 1283/1996 IN THE SCHEME KNOWN AS MONTROSE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FERNDALDE EXTENSION, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 79 (SEVENTY 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. ST 86719/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(2) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING BAY P 3 MEASURING 15 (FIFTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS MONTROSE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FERNDALDE TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN SS 1283/1996

HELD BY NOTARIAL DEED OF CESSION NO. SS 05556/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

IMPROVEMENTS: LOUNGE, DININGROOM, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, TOILET, GARAGE

Improvements - Not Guaranteed) The property is zoned : Residential

1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Acting Sheriff of the High Court, RANDBURG SOUTH WEST, 24 RHODES STREET, KENSINGTON B, RANDBURG, during office hours.

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

3. 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>)

4. Fica-legislation: All bidders are required to present their identity document together with proof of residence not less than 3 months old for FICA compliance

5. The full conditions of sale may be inspected at the offices of the Acting Sheriff of the High court, Randburg West, 24 Rhodes Street, Kensington - B, Randburg

Dated at PRETORIA, 2023-04-28.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP12831 - e-mail: [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Case No: D526/2020****Docex: 031-3122411**

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

**In the matter between: FIRSTRAND BANK LIMITED, APPLICANT and THOKOZANI SPHAMANDLA  
RAYMOTH NDLOVU, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2023-05-22, 09:00, Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban**

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on 22 MAY 2023 at 09h00 at Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban and is subject to a court reserve price of R500 000.00, consisting of:

Description:

A unit consisting of-

(a) Section No. 9 as shown and more fully described on Sectional Plan No. SS 265/1990 in the scheme known as BARTIE PARK in respect of the land and building or buildings situate at DURBAN ETHEKWINI MUNICIPALITY of which section the floor area according to the said Sectional Plan is 113 (ONE HUNDRED AND THIRTEEN) 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 059974/07

Physical Address: Section 9 (Unit 9) Bartie Park, 13 Marchie Avenue, Westridge

IMPROVEMENTS: : A Single storey duplex, brick walls, tiled roof, tiled/carpet floors, 1 x lounge, 1 x dining room, 1 x kitchen, 3 x bedrooms, 1 x shower, 1 x toilet, 1 x outbuilding

Garage, fenced boundary, concrete fence, paving

THE PROPERTY IS ZONED: SPECIAL RESIDENTIAL

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

The full conditions of sale shall lie for inspection at the Sheriff's Office, 1 Rhodes Avenue, Glenwood, Durban, for 15 days prior to the date of sale.

TAKE FURTHER NOTE THAT;

1. This sale is a sale in execution pursuant to a Judgement obtained in the above court.
  2. The Rules of this auction and full advertisement is available 24 hours before the auction at the Sheriff's Office, 1 RHODES AVENUE, GLENWOOD, DURBAN.
  3. Registration as a buyer is a pre-requisite subject to conditions, inter alia; Directive of the Consumer Protection Act 68 of 2008, URL Reference Number (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  4. FICA - legislation i.r.o proof of identity and address particulars.
  5. Payment of a Registration Fee of R20 000.00 in cash.
  6. Registration conditions.
  7. REGISTRATION TO TAKE PLACE AT Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban from 08h00 to 08h30.
  8. The auction will be conducted by the Office of the Sheriff Durban West with auctioneers N Adams.
  9. Advertising costs at current publication rates and sale costs according to court rules apply.
- Dated at Durban, 2023-03-15.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Telephone: 031-3122411. Fax: 031-3122730. Attorney Ref: Mr D J Stilwell/vs.

**Case No: 7628/2022**

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

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

**NOTICE OF SALE IN EXECUTION**

**2023-05-23, 11:00, ACTING SHERIFF RANDBURG SOUTH WEST, 1st FLOOR, BERNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVE. CRAIGHALL**

A Sale in Execution of the undermentioned property as per Court Order dated the 18TH OCTOBER, 2022 and a Warrant of Execution against Immoveable property is to be held subject to a reserve price of R555,000.00 at OFFICES OF THE ACTING SHERIFF OF THE HIGH COURT, RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BERNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL on 23rd MAY, 2023 at 11H00.

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

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

PROPERTY:

(1) A UNIT CONSISTING OF

(a) SECTION NO.3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 1283/1996 IN THE SCHEME KNOWN AS MONTROSE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FERNDALE EXTENSION, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 79 (SEVENTY 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. ST 86719/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(2) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING BAY P 3 MEASURING 15 (FIFTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS MONTROSE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FERNDALE TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN SS 1283/1996

HELD BY NOTARIAL DEED OF CESSION NO. SS 05556/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

IMPROVEMENTS: LOUNGE, DININGROOM, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, TOILET, GARAGE

Improvements - Not Guaranteed) The property is zoned : Residential

1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Acting Sheriff of the High Court, RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7, BERNISIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL during office hours.

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

3. 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>)

4. Fica-legislation: All bidders are required to present their identity document together with proof of residence not less than 3 months old for FICA compliance

5. The full conditions of sale may be inspected at the offices of the Acting Sheriff of the High court ,Randburg West, 1st Floor, Unit 7, Bernside Island Office Park, 410 Jan Smuts Avenue, Craighall

Dated at PRETORIA, 2023-04-28.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP12831 - e-mail: [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Case No: 28782/2020**

**Docex: 346 RANDBURG**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and TYOBEKA:  
XOLA HOPE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-22, 10:00, SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 09TH NOVEMBER 2022 in terms of which the following property will be sold in execution on 22ND MAY 2023 at 10H00 by the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON to the highest bidder with reserve of R505 324.00. PORTION 179 (A PORTION OF PORTION 168) OF ERF 132 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1025 (ONE

THOUSAND AND TWENTY-FIVE) SQUARE METERS. HELD BY DEED OF TRANSFER NO, T37626/2006, SITUATED AT: 21 DOWLING STREET, KLIPPOORTJIE AH, GERMISTON, 1401, ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED), The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 2XBEDROOMS, BATHROOM, GARAGE, (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, GERMISTON SOUTH. The office of the SHERIFF GERMISTON SOUTH 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 R20 000.00 in cash or EFT. 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 GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON

Dated at SANDTON, 2023-03-09.

Attorneys for Plaintiff(s): RAMUSHU MASHILE TWALA INC., LIBERTY LIFE OFFICE PARK, 171 KATHERINE STREET, BUILDING 2, 2ND FLOOR, STRATHAVON, SANDTON. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: S. Mnokwe/ZM/MAT9731.

**Case No: 2021/56854**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: FNB MORTGAGE LOANS (RF) LIMITED, Plaintiff and FORTUNE SIPHO SHABANGU, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-19, 09:30, THE SHERIFF'S OFFICE, 182 LEEUWPOORT STREET, BOKSBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 30th of May 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 BOKSBURG on FRIDAY the 19TH day of MAY 2023 at 09:30 at THE SHERIFF'S OFFICE, 182 LEEUWPOORT STREET, BOKSBURG with a reserve price of R1,173,516.15:

CERTAIN: ERF 45 FREEWAY PARK TOWNSHIP, REGISTRATION DIVISION IR, THE PROVINCE OF GAUTENG

MEASURING 976 (NINE HUNDRED AND SEVENTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T19397/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: Residential (not guaranteed)

The property is situated at 14 GROENHOF ROAD, FREEWAY PARK, BOKSBURG and consists of an Entrance Hall, a Lounge, Family Room, Dining Room, Kitchen, Pantry, Study, 5 Bedrooms, 4 Bathrooms, a Dressing Room, 2 Out Garages (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 BOKSBURG situated at THE SHERIFF'S OFFICE, 182 LEEUWPOORT STREET, BOKSBURG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R15,000.00 (cash) which is refundable.

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

Dated at Johannesburg, 2023-03-29.

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/84247.

**Case No: 2236/2022**

**Docex: Docex 11 Grahamstown / Makhand**

IN THE HIGH COURT OF SOUTH AFRICA

(MPUMALANGA DIVISION, MBOMBELA (MAIN) SEAT)

**In the matter between: VINCIMUS INVESTMENTS (PTY) LTD t/a KEMPSTON VEHICLE LEASING (PTY) LTD  
(Applicant / Plaintiff) and MAGNIFIA TRADING (PTY) LTD (First Respondent / Defendant)**

NOTICE OF SALE IN EXECUTION

**2023/05/24, 10:00, Magistrate's Court offices of White River, 16 Chief Mgiyeni Khumalo Dr, White River,  
1240**

A Sale in Execution of the undermentioned property as per Court Order dated 21 September 2022, will be held with a reserve price of R1, 500,000.00 (One Million and Five Hundred Thousand Rand) at the MAGISTRATE'S COURT OFFICES OF WHITE RIVER at 16 Chief Mgiyeni Khumalo Dr, White River, 1240 on the 24TH OF MAY 2023 at 10h00 by THE SHERIFF WHITE RIVER & NSIKAZI.

No Warranties are given with regard to the description and/or improvements.

PROPERTY: ERF 183 KINGSVIEW EXT 1, MBOMBELA LOCAL MUNICIPALITY, DIVISION OF MPUMALANGA, PROVINCE OF MPUMALANGA

IN EXTENT 1 202 (ONE THOUSAND TWO HUNDRED AND TWO SQUARE METRES

HELD BY DEED OF TRANSFER NO. T1708/2018

KNOWN AS 33 KIAAT ROAD, KINGSVIEW

PROPERTY ZONED: Residential

IMPROVEMENTS: Lounge / Dining Room, 4 Bedrooms, Kitchen, scullery, 5 Bathrooms and other 3 X en-suite (Main Building), plus 1 Bedroom and Bathroom combined with toilet, a swimming pool, pavement, and fenced with bricks (Out building).

1.

- The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, White River, 36 Hennie Van Till Street, White River during office hours.

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

- Registration 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 identity and address particulars;

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

(d) Registration Conditions;

(e) Registration form to be completed before the Auction.

2. The full conditions of sale may be inspected at THE SHERIFF WHITE RIVER & NSIKAZI, at 36 HENNIE VAN TILL STREET, WHITE RIVER. TELEPHONE NUMBER: (013) 751-1452.

**MATERIAL CONDITIONS OF SALE:** The purchase price will be payable by means of a deposit of 10% and the balance against transfer to be made in cash, by bank guaranteed cheque or by way of an electronic funds transfer only provided that satisfactory proof of payment be furnished immediately on demand to the sheriff. Sheriff's charges at 6% on the first R100,000.00, and 3.5% on 100 001 to R400 000.00; and 1.5% on the balance of the proceed of sale,

Subject to a maximum commission of R40 000.00 plus VAT, in total and a minimum of R3000.00, plus VAT, (inclusive in all instances if the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at MAKHANDA, 2023-04-19.

Attorneys for Plaintiff(s): De Jager & Lordan Inc., 2 Allen Street, Makhand. Telephone: 046 622 2799. Fax: 046 622 469 / 086 440 1372. Attorney Ref: ST/lb/K241. Attorney Acct: De Jager & Lordan Inc..



Case No: 19035/2020

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

**In the matter between: THE BODY CORPORATE OF PLACE DE TETRE (SS NO: 70/2011) – Applicant and HING KEENAN STANLEY (ID: 8809285009086) - First Respondent, KUHN CARYNN MICHELLE (ID: 8901030155080) - Second Respondent, FIRSTRAND BANK LIMITED - Third Respondent and THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - Fourth Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 10:00, Sheriff Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort.**

In pursuance of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 20 July 2021, and a Court Order dated 26 January 2023, the property listed below will be sold in execution by the Sheriff Roodepoort North without reserve, on the 26th of May 2023 at Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort at 10:00 to the highest bidder.

PROPERTY: Unit 50, in the scheme known as Place De Tetre, in respect of the land and building or buildings situated at Place De Tetre, Mandarin Road, Honeydew Grove, Johannesburg, registered under Title Deed ST16942/2011 of which section the floor area, according to the sectional plan 57 (Fifty Seven square meters) in extent; and an undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan. Held by deed of transfer ST16942/2011

Also known as Door 50 / Unit 50 Place De Tetre, Mandarin Road, Honeydew Grove, Johannesburg.

The following information furnished regarding the improvements, through in this respect nothing is guaranteed: The property comprising of: 2x Bedrooms; 1x Bathroom; 1x Tv Living Room, 1x Carport, Kitchen, Fencing: Concrete, Outerwall Finishing: Plaster, Roof Finishing: Galvanized Iron, Inner Floor Finishing: Tiles.

THE CONDITIONS OF SALE:

10% of the purchase price and the sheriff's costs in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff at court, Roodepoort North within 21 days from date of sale. The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort..

Dated at ROODEPOORT, 2023-03-20.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735. Telephone: (011) 763 3050. Fax: (011) 760 4767. Attorney Ref: PDT1/0004.

Case No: 11558/2017

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

**In the matter between: FirstRand Bank Limited, Execution Creditor and Jacob Mnguni Kheswa, Execution Debtor and Xolile Carol Clarice Kheswa, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-24, 10:00, Sheriff's Office Pinetown at : 18 Suzuka Road, Westmead, Pinetown**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which will be put up to auction on the 24TH day of MAY 2023 at 10h00 at the SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WEST

Property Description: ERF 3122 WESTVILLE (EXTENSION 22), REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 553 (ONE THOUSAND FIVE HUNDRED AND FIFTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T04/19747, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

PHYSICAL ADDRESS: 6 CENTURION DRIVE, DAWNCLIFFE (IN THE MAGISTERIAL DISTRICT OF PINETOWN)

ZONING: RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a double story attached dwelling consisting of a main dwelling with: 1 entrance hall; 1 lounge; 1 family room; 1 dining room; 1 kitchen; 1 scullery; 3 bedrooms; 2 bathrooms; 2 showers; 2 WC; 1 dressing room; 2 out garages; 2 carports; 1 storeroom; 1 bathroom / WC.

Nothing in this regard is guaranteed and the property is sold voetstoets.



The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of THE SHERIFF FOR PINETOWN, 18, SUZUKA ROAD, WESTMEAD, PINETOWN for 15 days.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of Auction and a full advertisement is available 24 hours before the auction at the office of THE SHERIFF FOR PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

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

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

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

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

(d) Registration conditions

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

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

Dated at La Lucia, 2023-04-06.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/NP/MAT7695.

**Case No: 3031/2018**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT)]

**In the matter between: Nedbank Limited - Judgement Creditor and Makhosi Engineers and Project Managers CC - 1st Judgement Debtor, Sbusiso Walter Buna - 2nd Judgement Debtor and William John Kaipa - 3rd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 09:00, Office 99 Jacaranda Avenue, West Acres, Mbombela**

In execution of a judgment of the High Court of South Africa, (Mpumalanga Division, Mbombela (Main Seat) in the abovementioned suit, the property shall be sold by the Sheriff Nelspruit to the highest bidder subject to a reserve price of R1,454,000.00 and will be held at 99 Jacaranda Street, West Acres, Mbombela on 24 May 2023 at 09h00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 99 Jacaranda Street, West Acres, Mbombela, prior to the sale.

Certain: Erf 238 Sonheuwel Township, Registration Division J.T, Province of Mpumalanga, being 7 Annecke Street, Sonheuwel, Nelspruit

Measuring: 1 186 (One Thousand One Hundred and Eighty-Six) square metres;

Held under Deed of Transfer No. T12079/2013

Situated in the Magisterial District of Nelspruit.

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

Main Building: 4 Bedrooms, 3 Bathrooms, 1 Kitchen, 1 Living Room

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-02-24.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Stegmanns Inc, Streak Street Office Park, Block C, Office 2, Streak Street, Mbombela. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT433504/LW/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

Case No: 932/2022

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

**In the matter between: Nedbank Limited - Judgement Creditor and Shimane Moses Ledwaba - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-22, 10:00, 4 Angus Street, Germiston South**

In execution of a judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Germiston South to the highest bidder subject to a reserve price of R260 000.00 and will be held at 4 Angus Street, Germiston on 22 May 2023 at 10:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

A Unit consisting of:

Section No. 145 as shown and more fully described on Sectional Plan No. SS281/2007 in the scheme known as Graceland in respect of the land and building or buildings situate at Elspark Extension 5 Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 51 (Fifty One) square metres in extent;

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. ST16697/2019

An Exclusive Use Area described as Parking P145 measuring 12 (Twelve) square metres being as such part of the common property, comprising the land and the scheme known as Graceland in respect of the land and building or buildings situate at Elspark Extension 5 Township, Local Authority: Ekurhuleni Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS281/2007 held by Notarial Deed of Cession No. SK1190/2019

Situated at Unit 145 Graceland Cnr Midmar & Sarel Hatting Road, Elspark Ext5, Germiston

Situated in the Magisterial District of Germiston South.

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

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

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, 2023-02-24.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Vermaak & Partners Inc, 3rd Floor 54 On Bath, 54 On Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT449553/LW/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

Case No: 2020/22285

Docex: DX 31 SANDTON SQUARE

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

**In the matter between: Absa Bank Limited, Execution Creditor and Reascar Lebogang Kobe, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-22, 10:00, 4 Angus Street, Germiston**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 11 MAY 2022 in terms of which the following property will be sold in execution on MONDAY 22 MAY 2023 at 10:00 at 4 ANGUS STREET, GERMISTON to the highest bidder subject to a reserve price of R264 000.00.

CERTAIN: ERF 3610 ROODEKOP EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 238 (TWO HUNDRED AND THIRTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T14126/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the immovable property").

PHYSICAL ADDRESS: 292 LUVUYO STREET, ROODEKOP EXTENSION 21,  
GERMISTON

ZONING: RESIDENTIAL

IMPROVEMENTS: The following information is furnished but not guaranteed:

MAIN BUILDING: 2 bedrooms, 1 bathroom, 1 living room and 1 kitchen - WHICH CANNOT BE  
GUARANTEED

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

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

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff, GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

The Sheriff GERMISTON will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R20 000.00 as required by the Sheriff.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff GERMISTON at 4 ANGUS STREET, GERMISTON during normal office hours Monday to Friday.

Dated at Johannesburg, 2023-03-14.

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/MAT22147. Attorney Acct: The Citizen.

**Case No: 40315/2019**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited Judgement Creditor and Sphamandla Prince Khumalo  
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-24, 09:00, 39A Louis Trichardt Street, Alberton North**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Palm Ridge to the highest bidder without reserve and will be held at 39a Louis Trichardt Street, Alberton North on 24 May 2023 at 09H00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 39a Louis Trichardt Street, Alberton North, prior to the sale.

Certain: Erf 11534 Tokoza Extension 2 Township, Registration Division I.R., Province of Gauteng, being 11534 Sedokotsane Street, Tokoza Ext 2

Measuring: 225 (Two Hundred and Twenty Five) square metres;

Held under Deed of Transfer No. T47045/2018

Situated in the Magisterial District of Palm Ridge.

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

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

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.

All bidders are required to present their identity document together with their proof of residence for fica compliance. All bidders are required to pay R25 000.00 (refundable registration fee prior to the commencement of the auction in order to obtain a buyers card.

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

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, NVG Attorneys Menlo Law Chambers No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT436531/AF/EC. Attorney Acct: Hammond Pole Attorneys.

**Case No: 26202/2022**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O. Judgement Creditor and Gerald Anthony James - Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 11:30, 22 Voortrekker Street, Corner 2nd Street, Edenvale**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Germiston North to the highest bidder subject to a reserve price of R1 550 000.00 and will be held on 24 May 2023 at 22 Voortrekker Street, Corner 2nd Street, Edenvale at 11:30 of the undermentioned property of the execution debtors on the conditions which may be inspected at 22 Voortrekker Street, Corner 2nd Street, Edenvale, prior to the sale.

Certain: Erf 721 Marais Steyn Park Township, Registration Division I.R, Province of Gauteng, being 3 Beech Avenue, Marais Steyn Park

Measuring: 648 (Six Hundred and Forty Eight) square metres;

Held under Deed of Transfer No. T25696/1990

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, Living Room, Kitchen, Scullery, 5 Bedrooms, 3 Bathrooms, 1 Balcony

Outside Buildings: 1 Storeroom, 2 Garages

Sundries: Heated 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, 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: MAT3873/BJ/EC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 2021/3696**

**Docex: 589, Johannesburg**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and AN DUPREE VILAKAZI FAMILY TRUST (IT NO: 3483/1997), First Defendant, VILAKAZI: ALBERT NDLELENI DUPREE N.O (ID NO: 5003035975084), Second Defendant, MGOBOZI, LINDIWE OLIVIA N.O (ID NO: 6010310711083), Third Defendant and ANDERSON-MORSHEAD: JOHN WILFRED N.O (ID NO: 4112285057088), Fourth Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 10:00, MAGISTRATES COURT, 119 HIGH STREET, GRAHAMSTOWN**

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a Judgment granted against the Defendants for money owing to the Plaintiff in the above Honourable Court dated the 27th day of July 2021 in terms of which the following property will be sold in execution on the 26TH day of MAY 2023 at 10H00 at the MAGISTRATES COURT, 119 HIGH STREET, GRAHAMSTOWN to the highest bidder:-

**CERTAIN PROPERTY :-**

**1.1 A unit consisting of -**

(a) Section Number 2 as shown and more fully described on Sectional Plan Number SS111/2012, in the scheme known as KINGSWOOD MEWS in respect of the land and building or buildings situate at GRAHAMSTOWN, MAKANA MUNICIPALITY, DIVISION OF ALBANY of which section the floor area, according to the said Sectional Plan, is 53 (FIFTY 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: ST6519/2012**

1.2 an exclusive use area described as Parking No P28 measuring 13 (THIRTEEN) square metres being as such part of the common property comprising the land and the scheme known as KINGSWOOD MEWS in respect of the land and building or buildings situate at GRAHAMSTOWN, MAKANA MUNICIPALITY, DIVISION OF ALBANY as shown as more fully described on Sectional Plan No. SS111/2012.

Held under Notarial Deed of Cession of Exclusive Use Area SK1412/2012.

**SITUATE AT: UNIT 2 KINGSWOOD MEWS, CALDECOTT STREET, GRAHAMSTOWN**

**ZONING: RESIDENTIAL (NOTHING GUARANTEED);**

**IMPROVEMENTS:**

The following information is furnished but not guaranteed:-

1 x Open plan Kitchen lounge

2 x Bed Rooms

2 x Bath Rooms

1 x Built in Wardrobes

1 x Defy Built in Stove

1 x Built in Cabinets

(nothing is warranted and nothing is 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 point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed of the sale, subject to a maximum fee of R40,00.00 (Forty Thousand Seven Hundred and Seventy Seven Rand) plus VAT and a minimum of R3,000.00 plus VAT, pay a deposit of 10% (Ten Percent) 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 (Twenty One) 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.

Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 (Twenty One) days, from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall for interest shall lapse.

The Rules of this auction are available 24 hours before the auction at the Magistrates Court, 119 High Street, Grahamstown

The Sheriff Grahamstown 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) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Magistrates Court, 119 High Street, Grahamstown, during normal office hours Monday to Friday.

DATED at JOHANNESBURG on this the      day of March 2023.

Dated at JOHANNESBURG, 2023-04-18.

Attorneys for Plaintiff(s): JAY MOTHOB INCORPORATED, 9 ARNOLD ROAD, ROSEBANK, 2196.  
Telephone: 011-268-3500. Fax: 086-653-2300. Attorney Ref: MR Q OLIVIER/el/76682 - E-MAIL: [esme@jay.co.za](mailto:esme@jay.co.za).

Case No: 2020/20887

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

In the matter between: **ABSA BANK LIMITED, Plaintiff and HURLY, CHRISTOPHER GAVIN, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-17, 09:00, SHERIFF'S OFFICE, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a Judgment granted against the First Defendant for money owing to the Plaintiff in the above Honourable Court dated the 14th day of April 2022 in terms of which the following property will be sold in execution on the 17th day of MAY 2023 at 9:00 at the SHERIFF'S OFFICE, SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder with a reserve price of R3 887 071.58:-

CERTAIN PROPERTY:- ERF 9 LINKSFIELD RIDGE TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

SITUATE AT: 67 KALLENBACH DRIVE, LINKSFIELD RIDGE, LINKSFIELD

MEASURING: 4 509 (FOUR THOUSAND FIVE HUNDRED AND NINE) SQUARE METRES

HELD by the First Defendant under Deed of Transfer No.: T46543/2012

ZONING: UNKNOWN (NOTHING GUARANTEED);

IMPROVEMENTS:

The following information is furnished but not guaranteed:-

MAIN BUILDING

Single Storey

Floors: Ceramic Tiles

Entrance Hall: x1

Rooms: x3 Bedrooms

Lounge: x 1

Dining Room: x1

Kitchen: x 1

Bathroom: x 2

Separate Toilet: x1

Covered Patio: x1

OUT BUILDING

Single Storey

Walls: Concrete Block

Roof: Concrete

Garages: x1

Swimming Pool: x1

(nothing is warranted and nothing is 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 point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (Ten Percent) of the purchase price in cash or bank guaranteed cheque or EFT into the Sheriff's Trust Account immediately upon closing of the bid. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 (twenty one) days after the date of sale or after the date of confirmation of the sale by the court.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH.

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

A) Directive of the Consumer Protection Act 68 of 2008

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



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

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

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

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

DATED at JOHANNESBURG on this the      day of MARCH 2023.

Dated at JOHANNESBURG, 2023-04-19.

Attorneys for Plaintiff(s): JAY MOTHOB INCORPORATED, 9 ARNOLD ROAD, ROSEBANK, 2196.  
Telephone: 011-268-3500. Fax: 086-653-2300. Attorney Ref: MR Q OLIVIER/mg - E-MAIL: [madeleine@jay.co.za](mailto:madeleine@jay.co.za).

**Case No: 6512/2018P**

**Docex: 10 Pietermaritzburg**

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

**In the matter between: The Standard Bank of South Africa Limited, Execution Creditor and Devenand Sookoo, First Execution Debtor, Manithadevi Sookoo, Second Execution Debtor and Kusthurie Sookoo, Third Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-18, 09:00, Sheriff of Pietermaritzburg, 20 Otto Street, Pietermaritzburg**

TAKE NOTICE that in execution of a judgment by default in the above court, a sale in execution, will be held by the Sheriff for the High Court, Pietermaritzburg, at the Sheriff's office, 20 Otto Street, Pietermaritzburg, on 18 May 2023 at 09h00, of the following immovable property, on conditions to be read out by the auctioneer at the time of the sale: Erf 4924 Northdale, Registration Division Ft. Province Of Kwazulu-Natal, in Extent 224 (Two Hundred And Twenty Four) Square Metres, Held By Deed Of Transfer Number T37979/04

("the immovable property");

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

1. The property's physical address is: 52 Shale Place, Pietermaritzburg, KwaZulu-Natal (Magisterial District for Pietermaritzburg);

2. The improvements consist of: attached double storey block dwelling, under asbestos consisting of a lounge, kitchen, 3 bedrooms and 1 bathroom. The property is fenced.

3. The town planning zoning of the property is: General Residential

TAKE FURTHER NOTICE that:

1. This sale is a Sale In Execution pursuant to a judgment obtained in the above Honourable Court on 22 August 2018 and 27 May 2019;

2. The property shall be sold by the Sheriff for the High Court, Pietermaritzburg, situated at 20 Otto Street, Pietermaritzburg, KwaZulu-Natal, to the highest bidder, subject to a reserve price in the amount of R426 956.68;

3. The Rules of the auction are available 24 hours before the auction and may be inspected at the office of the Sheriff for High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg,

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

a) In accordance with the Consumer Protection Act 68 of 2008  
(<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 deposit of R15 000.00 in cash;

d) Registration conditions.

5. The sale will be conducted by the Sheriff for High Court, Pietermaritzburg, AM Mzimela and/or her Deputies as Auctioneers;

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

7. The conditions of sale may be inspected at the office of the Sheriff of the High Court, Pietermaritzburg at 20 Otto Street, Pietermaritzburg..

Dated at Pietermaritzburg, 2023-03-20.

Attorneys for Plaintiff(s): Venns Attorneys, 30 Montrose Park Boulevard, 170 Peter Brown Drive, Victoria Country Club, Montrose, Pietermaritzburg. Telephone: 033 355 3120. Attorney Ref: N Jooste/Seema/36200878.

**Case No: 5897/2022**

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

**In the matter between: ROSLYN PILLAY, Plaintiff and GONASEELAN PILLAY, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 10:00, SHERIFF'S OFFICE AT 19 MARAIS STREET, KUILS RIVER, WESTERN CAPE**

ERF 11350, Durbanville and situated at 7 Tosca Avenue, Sonstraal Heights, Municipality of Cape Town, Western Cape Province and comprising of a residential house with six (6) bedrooms, three and a half (3.5) bathrooms, one (1) study, two (2) garages, four (4) reception rooms, two (2) carports, one (1) swimming pool, a garden and a Granny Flat comprising two (2) bedrooms, one (1) kitchen, one (1) bathroom and a living area, all of which measures 1 073 square meters in extent. The property is zoned for residential use and is registered in the name of GONASEELAN PILLAY and is held under Title Deed No. T84225 / 2002 and Diagram No. T6230 / 2001 and is subject to a Mortgage Bond at ABSA Bank under Bond No. B58802 / 2002. The sale shall be subject to the following RULES: (1) The sale is a Sale in Execution pursuant to a Judgment obtained against GONASEELAN PILLAY on 04 August 2022 in the High Court of South Africa, Western Cape Division, Cape Town; (2) The Rules of the auction and the Conditions of Sale will be available 24 hours before the date of the auction and may be inspected at the office of the Sheriff of the High Court for Kuils River North at 19 Marais Street, Kuils River, Western Cape Province; (3) The registration as a Purchaser is a prerequisite for the auction and is subject to the following CONDITIONS: (a) The auction will be conducted in accordance with The Consumer Protection Act 68 of 2008; (b) The Purchaser shall provide proof of his / her identity and his / her residential address; (c) The Purchaser shall pay a registration fee of R 15 000,00 to the Sheriff of the Court; (d) The Purchaser shall comply with the said Conditions of Sale in Execution; (4) All advertising costs shall be at the current publication tariffs and sale costs according to the Court Rules. The Sale in Execution shall be subject to the following Conditions: (1) The property shall be sold by the Sheriff of the High Court, Kuils River North at the Sheriff's office at 19 Marais Street, Kuils River, Western Cape on Wednesday, 24 May 2023 at 10H00; (2) The property shall be sold on auction to the highest bidder with the reserve price of R 2,6 million; (3) The sale shall be for South African Rands and no bid less than R 2,6 million shall be accepted; (4) If any dispute arises about any bid the property may again be put up for auction; (5) If the Sheriff / Auctioneer makes any mistake in selling the said property, such mistake shall not be binding on any of the parties, but may be rectified by the Sheriff / Auctioneer. If the Sheriff / Auctioneer suspects that a bidder is unable to pay the either the deposit referred to in condition 7 below or the balance of the purchase price, he may refuse to accept the bid of such bidder or accept it provisionally until such bidder shall have satisfied him that he / she is in a position to pay both such amounts. On the refusal of a bid under such circumstances, the property may immediately again be put up for auction; (6) The Purchaser shall, as soon as possible after the sale and immediately on being requested by the Sheriff of the High Court to do so, sign these conditions. Where these conditions are signed electronically, the provisions of the Electronic Communications and Transactions Act, 2002 (as amended), shall be complied with. If the Purchaser has purchased the property in a representative capacity, he / she shall disclose the full name of his / her principal or the person on whose behalf the property is being purchased to the Sheriff / Auctioneer. (7)(a) The Purchaser shall pay a deposit of ten percent (10%) of the Purchase Price in cash or by electronic funds transfer on the day of the sale. (b) The Purchaser shall pay the balance of the Purchase Price on the date of the registration of transfer of ownership, which balance shall be secured by a bank guarantee to be approved by the Plaintiff's Attorneys, Messrs John Smith & Associates and which guarantee shall be furnished to the Sheriff within thirty (30) days after the date of the sale. (c) If the transfer of the property is not registered within three (3) months after the sale, the Purchaser shall be liable for the payment of interest to the Plaintiff at the rate of seven and a half percent (7.5%) per annum on the balance of the purchase price as calculated from the expiration of the period of three (3) months after the date of the sale to the date of transfer. (8) If the Purchaser fails to carry out any of his / her obligations under these conditions of sale, the sale may be canceled by a Judge of the above Honorable Court on the report of the Sheriff and after due notice to the Purchaser and the property may again be put up for sale. The Purchaser shall be responsible for any loss sustained by reason of his default, which loss may, on application of the Plaintiff or any aggrieved Creditor whose name appears on the Sheriff's distribution account, be recovered from him / her after such Purchaser shall have received notice in writing that such report will be laid before the Court for such purpose and if the Purchaser is already in possession of the property, the Sheriff may on seven (7) days notice apply to a Judge of the above Honorable Court for an Order evicting him / her and / or any persons claiming to hold title under him / her therefrom. (9)(a) The Purchaser shall pay the Sheriff's / Auctioneer's commission, fees, expenses and other charges on the date of the sale; (b) The Purchaser shall pay all the transfer dues and the cost of transfer as well as any amounts due to the Municipality servicing the property in terms of the Local Government: Municipal Systems Act, 32 of 2000 for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies, duties and other charges that may be due to any Municipality and which are necessary to effect the transfer of the property into the name of the Purchaser, upon the request to do so by the Purchaser's Attorney. (10) Occupation of the property shall be taken on the date of the registration of

transfer of the property. (11) Notwithstanding the above, the Purchaser may pay the whole purchase price on the date of the sale and thereafter comply with condition 9 within seven (7) days, in which case any claim for interest with regards to such amounts shall lapse. (12) The Sheriff may demand that any buildings on the property sold shall immediately be insured by the Purchaser for the full value of such property and the insurance policy shall be handed to the Sheriff and shall be kept in force until the whole purchase price has been paid and if the Purchaser fails to do so, the Sheriff may affect such insurance at the Purchaser's expense. (13) The property is sold as represented by the Title Deeds and Diagram and the Sheriff does not hold himself liable for any deficiency that may be found to exist in such property and renounces all excess. The property is further sold "voetstoots" and without any warranties or guarantees and subject to all servitudes and conditions as specified in the deed of transfer. (14) The Plaintiff's Attorney has appointed Attorneys MDW Inc of Woodstock, Cape Town as the Conveyancing Attorney to attend to the registration of transfer of the property into the name of the Purchaser.

Dated at WOODSTOCK, CAPE TOWN, 2023-04-06.

Attorneys for Plaintiff(s): JOHN SMITH & ASSOCIATES, SECOND FLOOR, BLOCK C, BOULEVARD OFFICE PARK, SEARLE STREET, WOODSTOCK, WESTERN CAPE. Telephone: 0214610065. Attorney Ref: JEHS / P0049.

**Case No: 55051/2021**

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

**In the matter between: NEDBANK LIMITED, Applicant and ELAINE SCHOEMAN N.O. IN HER CAPACITY AS EXECUTRIX IN THE ESTATE LATE OF MARTHINUS CHRISTOFFEL BARNARD (ID: 670202 5030 086) - First Respondent and DENISE BARNARD (ID: 670108 0024 083) - Second Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-22, 10:00, THE OFFICES OF THE SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON**

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on MONDAY, 22 MAY 2023 at 10h00 at THE OFFICES OF THE SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON:

CERTAIN: ERF 332 SOUTH GERMISTON TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG

IN EXTENT 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T56477/1997

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

Situated at 324 VICTORIA STREET, GERMISTON SOUTH.

COMPRISING - (not guaranteed) - SINGLE STOREY HOUSE, PRE-CAST WALLING WITH PALISADES, 1 GARAGE, 1 LAPA, 1 SERVANTS QUARTERS, 3 BEDROOMS, KITCHEN, LOUNGE & BATHROOM.

ZONING: RESIDENTIAL

The Sale shall be by Public Auction with reserve price of R743,646.00 to the highest bidder, subject to the High Court Act and Rules.

1. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash or by electronic bank transfer (EFT), immediately upon the knock of the bid.

2. The balance of the purchase price shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale.

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 condition 7(b) as per clause 10(a) in the conditions of sale.

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. Refer to paragraph 10 (b) in the conditions of sale.

5. The full conditions of sale may be perused at THE OFFICES OF THE SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON and will be read out by the Auctioneer prior to the Sale.

6. This Sale is a sale in execution pursuant to a judgement obtained on 07 SEPTEMBER 2022 in the above honourable court.

7. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at THE OFFICES OF THE SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON.

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

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

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

c) Payment of a refundable Registration Fee of R20 000.00.

d) Registration conditions.

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

Dated at DURBANVILLE, 2023-04-14.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/LS/W0040810.

**Case No: D5778/2019**

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

**In the matter between: ABSA BANK LIMITED (PLAINTIFF) and EBUMNANDINI CONTRACTORS CC (FIRST DEFENDANT) and DENVER TWEED Gopal (SECOND DEFENDANT)**

NOTICE OF SALE IN EXECUTION

**2023/05/31, 11:00, SHERIFF INANDA AREA, UNIT 3, COURT LANE, VERULAM**

1 X TELEFUNKEN TV

1 X WOODEN WALL UNIT

1 X SOFA - GREY

1 X DINING ROOM TABLE + 6 CHAIRS (OAK)

1 X DOUBLE DOOR FRIDGE GREY - HI-SENSE

1 X 3 PIECE GREEN LEATHER LOUNG SUITE

1 X GLASS COFFEE TABLE

1 X LG DOUBLE DOOR FRIDGE WHITE

1 X DEEP FREEZER - WHITE

1 X BERNETT READ MICROWAVE OVEN

1 X LG TOP LOADER WASHING MACHINE

Dated at BOKSBURG, 2023/04/24.

Attorneys for Plaintiff(s): HAMMOND POLE ATTORNEYS C/O MACROBERT ATTORNEYS, Blocks 3, 4, 5 & 6 HP&D Park, Rupee Road (off Pond Road), Boksburg C/O MACROBERT ATTORNEYS 20 Ncondo Place, Ridge 6, 3rd Floor, Suite 301, Umhlanga Ridgesie, Durban. Telephone: 0118741800. Attorney Ref: MAT440920.

**Case No: 41894/2019**

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

**In the matter between: Nedbank Limited - Judgement Creditor and Anthony Edward Davies - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-22, 10:00, 4 Angus Street, Germiston South**

In execution of a judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Germiston South to the highest bidder without reserve and will be held at 4 Angus Street, Germiston on 22 May 2023 at 10:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

A Unit Consisting of:

Section No. 306 as shown and more fully described on Sectional Plan No. SS222/2004 in the scheme known as Thomas Court in respect of the land and building or buildings situate at Dinwiddie Township, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 73 (seventy three) square metres in extent;

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

An exclusive use area described as Parking P37 measuring 19 (Nineteen) square metres being as such part of the common property, comprising the land and the scheme known as Thomas Court in respect of the land and building or buildings situate at Dinwiddie Township, Local Authority: Ekurhuleni Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS222/2004 held by Notarial Deed of Cession No. 1090/2016 and subject to such conditions as set out in the aforesaid notarial deed of cession

Held under Deed of Transfer No. ST16005/2016

Situated at Door 306 Thomas Court, 66 Grey Avenue, Dinwiddie

Situated in the Magisterial District of Germiston South.

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

Main Building: 3 Bedrooms, Bathroom, Kitchen, Living Room

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-02-24.

Attorneys for Plaintiff(s): Hammond Pole Majola C/o Vermaak & Partners Inc, Vermaak & Partners Inc Attorneys, 3rd Floor, 54 On Bath Avenue, 54 On Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT412101/LW/EC. Attorney Acct: Hammond Pole Attorneys.

**Case No: D2480/2021**

**Docex: DOCEX 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited, Plaintiff and Sibusiso True-Man Ndaba, Identity Number 730527 5330 08 8, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 10:00, at the Sheriff's office Pinetown, 18 Suzuka Road, Westmead, Pinetown**

The sale 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 24 May 2023 at 10:00 at, the Sheriff's office Pinetown, 18 Suzuka Road, Westmead, Pinetown, to the highest bidder subject to a court reserve price if any.

Portion 1 of Erf 4513 Pinetown, Registration Division FT, Province Of Kwazulu-Natal In Extent 1 488 (One Thousand Four Hundred And Eighty Eight) Square Metres; Held By Deed Of Transfer Number: T131/2013, subject to the condition therein contained - Magisterial District Pinetown

physical address: 7 Tracey Watts Road, Manors, Pinetown

zoning : residential(nothing guaranteed)

improvements:

the following information is furnished but not guaranteed:

A DWELLING COMPRISING OF - single story, tiled roof, blocks walls. Main Building consist of tiled, wooden, 4 bedrooms, 2 ensuite, 1 bathroom, 1 lounge, 1 dining room, 1 kitchen with built-in cupboards, Outbuilding consist of ; shower. other: single garage, carport, swimming pool, alarm system,

concrete fence, below street level.

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

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or EFT immediately on the knock down 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 Pinetown, 18 Suzuka Road, Westmead, Pinetown The office of the Sheriff Pinetown will conduct the sale with auctioneers Mr 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.  
(URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961)



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

C) Payment of a Registration Fee of R15 000.00 in cash.

D) Registration conditions.

The full Conditions can be inspected at the offices of the Sheriff of the High Court, Pinetown, 18 Suzuka Road, Westmead, Pinetown 15 days prior to the sale, Our ref; SChetty FIR93/1374

Dated at UMHLANGA, 2023-04-21.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: FIR93/1374. Attorney Acct: Thobani Mthembu.

**Case No: D2478/2021**

**Docex: DOCEX 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between FirstRand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Lungile Nokukhanya Nobuhle Shoba-Zikhali, Identity Number: 670321 0228 08 9, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-22, 9:00 at Sheriff 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 the 22 May 2023 at 9h00, Sheriff Durban West at No.32 Melbourne Road, Entrance in Bashnee Lane, Umbilo, Durban, to the highest bidder subject to a reserve price if any:

1. A unit consisting of - (a) Section No.1 as shown and more fully described on Sectional Plan No. SS207/1983, in the scheme known

as ANNUSKA in respect of the land and building or buildings situate at CATOR MANOR, in the ETHEKWINI MUNICIPALITY of which section the

floor area, according to the said Sectional Plan, is 199 (ONE HUNDRED AND 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 Deed of Transfer No. ST17/29999

physical address: Unit 1 Annuska, 26 Farmon Road, Cato Manor, Durban.

zoning: general residential(nothing guaranteed)

improvements:

the following information is furnished but not guaranteed:

simplex, house, tiled roof, brick walls, street level, security/electronic gates, single garage, tiled floor, 4 bedrooms, ensuite, built-in cupboards, separate toilets, bathrooms (shower and bath) dining room, lounge, kitchen, built-in cupboards, out buildings: servants quarters, shower, fenced aircon, swimming pool, alarm system.

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

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or EFT on the day of the sale and immediately on the fall of the hammer, immediately into the Sheriff's First National Bank Trust account and immediately provide proof thereof to the satisfaction of the Sheriff. The balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Sheriff Durban West, No.1 Rhodes Avenue, Glenwood, Durban. The office of the Sheriff Durban West will conduct the sale with auctioneer N Adams or his deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of 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 Sheriff's Office at No.1 Rhodes Avenue, Glenwood, Durban.

Dated at UMHLANGA, 2023-04-21.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: FIR93/1395. Attorney Acct: Thobani Mthembu.

**Case No: D1535/2020**

**Docex: 91**

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 Nosipho Mbambo, Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-24, 10:00, Umlazi Sheriff's Office, V1030, Block C, Room 4, Umlazi**

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 against the Judgment Debtor for money owing to the Execution Creditor on 21 May 2021 and an order declaring the property specially executable. The immovable property listed hereunder will be sold in execution on 24 May 2023 at 10h00 by the Sheriff Umlazi at the Sheriff's Office, V 1030, Block C, Room 4, Umlazi to the highest bidder: **PROPERTY DESCRIPTION:** Erf 97 Umlazi Z, Registration Division FT, Province of KwaZulu-Natal, in extent 400 (Four Hundred) square metres, held by Deed of Transfer T00651/18. **PHYSICAL ADDRESS:** The property is situated at 6 Amathonsi Grove, Umlazi Z, Kwazulu-Natal (Magisterial District - Umlazi) **IMPROVEMENTS:** The following information is furnished, but not guaranteed, a single storey with block walls dwelling under tile consisting of: tile floors, estimated 3 x bedrooms, 1 x kitchen, 1 x toilet, 1 x bathroom, lounge, driveway. Boundary is unfenced (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 for Umlazi, V1030 Block C, Room 4, Umlazi, 24 hours prior to the auction. 6. The office of the Sheriff for Umlazi will conduct the sale with auctioneers N S Dlamini and/or M J Parker. 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; and Covid 19 regulations together with the directives as signed by the Minister of Justice and Correctional Services, Honourable Lamola on the 23 July 2020.

Dated at UMHLANGA ROCKS, 2023-04-21.

Attorneys for Plaintiff(s): Shepstone & Wylie, 24 Richefong Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/sn/SAHO16129.1002.

**Case No: 2022/7323**

**Docex: DX31 SANDTON SQUARE**

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

**In the matter between: Nedbank Limited, Execution Creditor and MORNÉ CLOETE, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-19, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 23 August 2022 in terms of which the below property will be sold in execution by the Sheriff BOKSBURG on FRIDAY, 19 MAY 2023 at 09:30 at 182 LEEUWPOORT STREET, BOKSBURG to the highest bidder with a court reserve R680 000.00. PORTION 3 OF ERF 1018 BOKSBURG NORTH (EXTENSION) TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG IN EXTENT 500 (FIVE HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER T27526/2017 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED ("the mortgaged property") which is certain and is zoned as a residential property inclusive of the following: A freestanding house with tiled roof comprising of 3 bedrooms, kitchen, dining room, lounge, 2 bathrooms/shower/toilets and 2 garages - WHICH CANNOT BE GUARANTEED. The property is situated at: 2B 10TH STREET, BOKSBURG NORTH (EXTENSION) in the magisterial district of EKURHULENI NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG. 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 R15 000.00 in cash or EFT that must reflect in 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. 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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-03-23.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: N GAMBUSHE/fp/MAT30776. Attorney Acct: Citizen.

**Case No: 463/2021**

**Docex: 13 Rivonia**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Boucher,  
George Frederick, First Execution Debtor**

**Boucher, Anna Johanna, Second Execution Debtor**

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

**2023-05-26, 10:00, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Acting Sheriff of the High Court Vanderbijlpark at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark on Friday the 26th day of May 2023 at 10h00 of the undermentioned property of the Judgment Debtors subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 351 VANDERBIJL PARK SOUTH EAST NUMBER 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 1 315 (ONE THOUSAND THREE HUNDRED AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T67571/2015 and situate at 83 DANIE THERON STREET, SOUTH EAST 2, VANDERBIJLPARK, GAUTENG in the Magisterial District of Emfuleni IMPROVEMENTS: The following information is furnished in respect of the improvements, CONSTRUCTED OF FACE BRICK WALLS AND TILED ROOF. MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 4 BEDROOMS, 3 BATHROOMS, 2 COVERED PATIOS. COTTAGE/FLAT: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, 2 COVERED PATIOS. OUTBUILDINGS: 2 GARAGES, STOREROOM, DOUBLE SHADE CARPORT, TOILET, THATCH LAPA, SWIMMING POOL. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Acting Sheriff of the High Court Vanderbijlpark, Mr P. Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark will conduct the sale. 2. The

Rules of the auction and Conditions of Sale may be inspected at the Office of the Acting Sheriff of the High Court Vanderbijlpark, Mr P. Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark, 24 hours before the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction before 10h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable registration deposit in the sum of R10 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer or in cash. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-04-21.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: S53136.

**Case No: 2305/2021**

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and GERT JACOBUS FOURIE N.O. - ID: 350918 5185 08 3, 1<sup>st</sup> Defendant, MARIA EMMERENTIA FOURIE N.O. - ID: 661202 0074 08 0, 2<sup>nd</sup> Defendant, TRUST MEDIATOR (PTY) LTD - REGNO: 2009/022591/07, 3<sup>rd</sup> Defendant and GERT JACOBUS FOURIE - ID: 350918 5185 08 3, 4<sup>th</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 10:00, MAGISTRATE'S COURT, 31 GREY STREET, VENTERSDORP**

Sale in execution to be held on the 25th of May 2023 @ 10h00 by the Sheriff Ventersdorp at the Magistrate's Court, 31 Grey Street, Ventersdorp.

Portion 3 of the Farm Henningsrus 398, Registration Division: I.P. North West Province

Measuring: 3,2005 hectares

Held by Deed of Transfer T3968/2016

Situate at: 498 Farm Henningsrus (Portion 3), Ventersdorp

Improvements - (Not guaranteed): The 1st dwelling consisting of 1 x Entrance Hall, 1 x Lounge, 1 x Family Room, 1 x Dining Room, 2 x Studies, 1 x Kitchen, 1 x Scullery, 4 x Bedrooms, 2 x Bathrooms, 1 x Shower, 1 x WC, 3 x Out Garages, 1 x Carport, 1 x Servant, 1 x Laundry, 1 x Storeroom, 1 x Bathroom / WC, 1 x Veranda, 1 x Entertainment Area.

Improvements - (Not guaranteed): The 2nd dwelling consisting of 1 x Kitchen, 1 x Bedroom, 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 R864 192-62.

Conditions of sale can be inspected at The Sheriff, 31 Aenmey Street, Ventersdorp 24 hours prior to the auction.

Dated at Pretoria, 2023-04-14.

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/B3062.

**Case No: 1315/2021**

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and THABANG EDWIN RAMATLOTLO, ID: 861023 5826 08 6, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-16, 10:00, 79 PETER MOKABA STREET, POTCHEFSTROOM**

Sale in execution to be held at 79 Peter Mokaba Street, Potchefstroom on the 16th of May 2023 @ 10h00 by the Acting Sheriff Potchefstroom

PORTION 6 OF ERF 1199 PROMOSA TOWNSHIP, REGISTRATION DIVISION I.Q., NORTH WEST PROVINCE

MEASURING 183 square metres

Held by Deed of Transfer T58759/2019

Situate at: Unit 6 Graceland, 46 Bloemetjie Street, Promosa, Potchefstroom

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x WC, 1 x Carport

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 Acting Sheriff or her/his Deputy to the highest bidder with a reserve price set at R350 000-00

Conditions of sale can be inspected at 79 Peter Mokaba Street, Potchefstroom 24 hours prior to the auction.

Dated at Pretoria, 2023-04-14.

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/B3033.

**Case No: 1872/2021**

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and THABANG EDWIN RAMATLOTLO, ID: 861023 5826 08 6, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-16, 10:00, 79 PETER MOKABA STREET, POTCHEFSTROOM**

Sale in execution to be held at 79 Peter Mokaba Street, Potchefstroom on the 16th of May 2023 @ 10h00 by the Acting Sheriff Potchefstroom

PORTION 5 OF ERF 1199 PROMOSA TOWNSHIP, REGISTRATION DIVISION I.Q., NORTH WEST PROVINCE

MEASURING 241 square metres

Held by Deed of Transfer T58758/2019

Situate at: Unit 5 Graceland, 46 Bloemetjie Street, Promosa, Potchefstroom

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x WC, 1 x Carport

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 Acting Sheriff or her/his Deputy to the highest bidder with a reserve price set at R350 000-00

Conditions of sale can be inspected at 79 Peter Mokaba Street, Potchefstroom 24 hours prior to the auction.

Dated at Pretoria, 2023-04-14.

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/B3028.

Case No: 1872/2021

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and THABANG EDWIN RAMATLOTLO, ID: 861023 5826 08 6, Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-05-16, 10:00, 79 PETER MOKABA STREET, POTCHEFSTROOM**

Sale in execution to be held at 79 Peter Mokaba Street, Potchefstroom on the 16th of May 2023 @ 10h00 by the Acting Sheriff Potchefstroom

PORTION 5 OF ERF 1199 PROMOSA TOWNSHIP, REGISTRATION DIVISION I.Q., NORTH WEST PROVINCE

MEASURING 241 square metres

Held by Deed of Transfer T58758/2019

Situate at: Unit 5 Graceland, 46 Bloemetjie Street, Promosa, Potchefstroom

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x WC, 1 x Carport

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 Acting Sheriff or her/his Deputy to the highest bidder with a reserve price set at R350 000-00

Conditions of sale can be inspected at 79 Peter Mokaba Street, Potchefstroom 24 hours prior to the auction.

Dated at Pretoria, 2023-04-14.

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/B3028.

Case No: 10042/2017

## IN THE MAGISTRATE'S COURT FOR

(The District of Johannesburg Central held at Johannesburg)

**In the matter between: LINRIDGE BODY CORPORATE, Plaintiff and GOVINDASAMY KESEVAN (Identity Number: 6906175202086)**

**VADIVELO ANOOSHA (Identity Number: 7911050154088), Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-17, 09H00, Acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg**

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 17th day of May 2023 by the Acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, at 09h00 to the highest bidder:

A unit consisting of -

CERTAIN: UNIT/ SECTION No. 59 (Door No. 47) as shown and more fully described on Sectional Plan SS. 93/1997 in the scheme known as LINRIDGE in respect of the land and building or buildings situate at LINRIDGE, LINMEYER EXTENSION 2, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor, according to the said Sectional Plan, is 43 (forty three) SQUARE METRES in extent; and

an undivided share of the common property apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan held by Deed of Transfer No. ST16432/2007

MEASURING: 43 (FORTY THREE) SQUARE METRES

HELD BY: CERTIFICATE OF SECTIONAL TITLE ST. ST16432/2007;

ZONED: RESIDENTIAL

SITUATE AT: Unit no. 59 (Door no. 47) Linridge, Cnr of Tosca and Diedericks Street, Linmeyer Ext 2

DESCRIPTION: THE UNIT CONSISTS OF TWO BEDROOMS, ONE BATHROOM, ONE LOUNGE, ONE KITCHEN, 1 UNDER COVER PARKING AND IS A GROUND FLOOR UNIT WITH EXCLUSIVE USE GARDEN.

TERMS :

The purchase price shall be paid as follows:



10% (ten percent) deposit of the purchase price in cash on the day of sale, immediate internet bank transfer into the sheriff's trust account or bank guaranteed cheque immediately on the property being knocked down to the purchaser and the balance of the purchase price together with interest thereupon at the rate of 10.5% per annum from date of signature hereof, subject to variation in terms of the rates charged by the Bondholder from time to time, reckoned from the date of sale, shall be paid in full or secured by means of a suitable bank guarantee issued by a financial institution acceptable to the plaintiff, within 21 (twenty-one) calendar days from the date of the sale (signature hereof), and furnished to the Sheriff.

**CONDITIONS :**

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

a) 6% (SIX PERCENT) on the first R 100 000 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PERCENT) on R 100 000.01 (ONE HUNDRED THOUSAND RAND AND ONE CENT) to R 400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PERCENT) on the balance of the proceeds of the sale, subject to a maximum commission of R 40 000.00 (FOUR HUNDRED THOUSAND RAND) plus VAT if applicable in total and a minimum of R3 000.00 (THREE THOUSAND RAND) plus VAT - if applicable.

b) The full Conditions of Sale may be inspected at the offices of the Acting Sheriff of the Magistrate's Court, Johannesburg East at 39A Louis Trichardt Street, Alberton, 1450.

Dated at JOHANNESBURG, 2023-04-25.

Attorneys for Plaintiff(s): Kramer Attorneys, Glenstar House, Corner Queen Square and Northfield Avenue, Glenhazel. Telephone: 087 238 1856. Fax: 086 550 1918. Attorney Ref: LND0047A.

**Case No: 9414/2015**

**Docex: 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 Pzl Projects cc, Registration No: 2004/105139/23, First Defendant and Pricilla Zinhle Zulu, Identity Number 790818 0426 08 9, Second Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 10:00, at the Sheriff office, 18 Suzuka Road, Westmead, Pinetown**

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 24 May 2023 At 10h00, At 18 Suzuka Road, Westmead, Pinetown to the highest bidder with reserve:

Erf 96 Westville (Extension No.5) Registration Division FT, Province of KwaZulu-Natal in extent 2028 (two thousand and twenty eight) held by Deed of Transfer Number T5800/2012

(`the Property")

(Magisterial District: Pinetown)

physical address: 18 Caefron Avenue, Westville

zoning : Special residential(nothing guaranteed)

improvements:

the following information is furnished but not guaranteed:

A dwelling comprising of - 1 Entrance Hall, 1 Lounge, 1 Dining room, 1 Kitchen, 3 Bedrooms, 1 Bathroom, 1 Separate toilet, 1 Balcony, 1 Jacuzzi

(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 Pinetown at 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, at 18 Suzuka Road, Westmead, Pinetown.

Dated at Umhlanga, 2023-03-30.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705600. Fax: 0315705796. Attorney Ref: A0038/2649. Attorney Acct: THOBANI MTHEMBU.

**Case No: 3379/2021p**

**Docex: DOCEX 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Division, Pietermaritzburg)

**In the matter between: Firstrand Bank Limited, Plaintiff and Ndimiso Sabelo Zungu, Identity Number: 911003 5206 08 3, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-18, 9:00, at Sheriff Pietermaritzburg, 20 Otto Street, Pietermaritzburg**

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 18 May 2023 At 9:00 At Sheriff Pietermaritzburg, 20 Otto Street, Pietermaritzburg, to the highest bidder with a reserve of R350 000.00:

A unit consisting of - Section No. 160 as shown and more fully described on Sectional Plan No. SS469/2018, in the scheme known as RIVERSEND RESIDENTIAL ESTATE in respect of the land and building or buildings situate at PIETERMARITZBURG, in the MSUNDUZI MUNICIPALITY AREA of which section the floor area, according to the said Sectional Plan, is 35 (THIRTY FIVE) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST17130/2019 and Subjects to such

conditions as set out in the aforesaid deed

physical address: Section 160 Riversend Residential Estate, 1 70 Connor Road, Pietermaritzburg

zoning: residential(nothing guaranteed)

improvements:

the following information is furnished but not guaranteed:

A dwelling comprising of: 1 lounge, 1 kitchen, 1 bedroom, 1 bathroom, 1 toilet, 1 loft.

(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 Pietermaritzburg, 20 Otto Street, Pietermaritzburg. The office of the Sheriff for the Sheriff Pietermaritzburg will conduct the sale with the Sheriff, A M Mzimela and/or 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 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, PIETERMARITZBURG, 20 OTTO STREET, PIETERMARITZBURG

Dated at UMHLANGA, 2023-04-18

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: FIR93/1362. Attorney Acct: Thobani Mthembu.

**Case No: 4206/2019**

## IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED – APPLICANT and ZANDILE, MARTIN NZIMENI (ID: 560205 5852 08 9) - FIRST RESPONDENT, ZANDILE, MAMOETI YVONNE (ID: 641212 0816 08 8) - SECOND RESPONDENT, TZANEEN MUNICIPALITY - THIRD RESPONDENT and BA-PHALABORWA MUNICIPALITY - FOURTH RESPONDENT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-19, 10:00, SHERIFF OF TZANEEN AT THE SHERIFF'S OFFICE, 33 A PIETER JOUBERT STREET, AQUA PARK, TZANEEN, LIMPOPO PROVINCE**

IN THE HIGH COURT OF SOUTH AFRICA  
LIMPOPO DIVISION, POLOKWANE

Case number: 4206/2019

**In the matter between: NEDBANK LIMITED, APPLICANT AND ZANDILE, MARTIN NZIMENI (IDENTITY NUMBER: 560205 5852 08 9), FIRST RESPONDENT, ZANDILE, MAMOETI YVONNE (IDENTITY NUMBER: 641212 0816 08 8), SECOND RESPONDENT, TZANEEN MUNICIPALITY, THIRD RESPONDENT AND BA-PHALABORWA MUNICIPALITY, FOURTH RESPONDENT**

## AUCTION

## NOTICE OF SALE IN EXECUTION (IMMOVABLE PROPERTY)

In execution of a Judgment granted out of the High Court of South Africa in the abovementioned suit, a sale with R 650 000.00 reserve will be held by the SHERIFF OF TZANEEN AT THE SHERIFF'S OFFICE, 33 A PIETER JOUBERT STREET, AQUA PARK, TZANEEN, LIMPOPO PROVINCE ON FRIDAY, 19 MAY 2023 AT 10H00(AM) of the under mentioned property of the Respondents subject to the conditions of sale which are available for inspection at the offices of the Sheriff Tzaneen, (079) 403 7617 the highest bidder: -

A property consisting of -

SITE NUMBER: PORTION 45 OF THE FARM MIAMI, 732

SITUATED AT: PORTION 45 OF THE FARM MIAMI 732, LETSITELE, LIMPOPO PROVINCE

REGISTRATION DIVISION: L.T., LIMPOPO PROVINCE

MEASURING: 21,4136 HECTARES

HELD UNDER DEED OF TRANSFER NO T143788/2006

THE PROPERTY IS ZONED: FARM - AGRICULTURE

IMPROVEMENTS:

PORTION 45 OF ERF 732 LETSITELE, 45 MAIMI LETSITELE CONSISTS OUT OF CINDER WALLS UNDER TIN SHEET ROOF

1X BATHROOM

1X TOILET

1X KITCHEN

4X BEDROOMS

1X STORAGE ROOM

1X HALLWAY

OUTSIDE BUILDINGS:

1X OUTSIDE STORAGE UNIT (TIN SHEETED ROOF)

1X JOJO TANK TOWER

OTHER:

MAN MADE FIRE PIT

FARMING LAND

MAN BUILT DAM

Subject to the following conditions:

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

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court on 15 JUNE 2021 and 27 OCTOBER 2022;

2. The Rules of this auction and a full advertisement are available between 08:00 and 16:30 before the auction, at the offices of the Sheriff of Tzaneen at the Sheriff Office, 33 A PIETER JOUBERT STREET, AQUA PARK, TZANEEN, LIMPOPO PROVINCE (079) 403 7617;

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

- a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAuction?id=99961>)
- b. FICA-legislation i.r.o proof of identity and address particulars,
- c. Payment of Registration Fee of R10 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale,
- d. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

DATED and signed at POLOKWANE this the 24 MARCH 2023.

Attorneys of Plaintiff(s): ESPAG MAGWAI ATTORNEYS, ADAM TAS BUILDING, 26 JORISSEN STREET, POLOKWANE. EMAIL: [lit1@espagmagwai.co.za](mailto:lit1@espagmagwai.co.za). TEL: (015) 297-5374. REF: PJ VAN STADEN/MS/MAT26966.

Attorney with right of appearance in the High Court of South Africa  
in terms of Section 4(3) of Act No. 62 of 1995:

Right of Appearance In Courts Act, 1995

TO: THE REGISTRAR OF THE ABOVE HONOURABLE COURT

POLOKWANE

BY HAND

AND TO: FIRST AND SECOND RESPONDENT (MR AND MRS ZANDILE)

BY SHERIFF

AND TO: THIRD RESPONDENT (TZANEEN MUNICIPALITY)

MUNICIPAL MANAGER

TZANEEN

BY SHERIFF

AND TO: FOURTH RESPONDENT (BA-PHALABORWA MUNICIPALITY)

MUNICIPAL MANAGER

PHALABORWA

BY SHERIFF

Dated at POLOKWANE, 2023-03-31.

Attorneys for Plaintiff(s): ESPAG MAGWAI ATTORNEYS, 26 JORISSEN STREET, DAM TAS FORUM, POLOKWANE CENTRAL, POLOKWANE 0699. Telephone: 015 297 5374. Attorney Ref: PJ VAN STADEN/MS/MAT26966.

**Case No: 19288/2019**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Vulangile, Mzolisi, First Judgment Debtor and Vulangile, Khuthala, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 10:00, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Acting Sheriff of the High Court, Vanderbijlpark, Mr P, Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark on Friday the 26th day of May 2023 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 693 VANDERBIJL PARK SOUTH WEST NO 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 1 092 (ONE THOUSAND AND NINETY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T3507/2016 and situate at 8 CHESTERTON STREET, VANDERBIJL PARK SOUTH WEST NO. 1, GAUTENG in the Magisterial District of Emfuleni. IMPROVEMENTS: The following information is furnished in respect of the improvements, CONSTRUCTED OF BRICK WALLS AND TILED ROOF. MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, STUDY, LAUNDRY, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, 2 COVERED PATIOS. OUTBUILDINGS: 2 GARAGES, STAFF QUARTERS, STAFF BATHROOM, STOREROOM, 2 CARPORTS. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the

improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Acting Sheriff of the High Court, Vanderbijlpark, Mr P, Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Acting Sheriff of the High Court, Vanderbijlpark, Mr P, Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark, 24 hours before the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at <https://www.gov.za/sites/default/files/gcisdocument/201409/34180rg9515gon293a.pdf>. 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction before 10h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable deposit in the sum of R10 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of cash or electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-04-21.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone 011 807 6046. Fax: 0866 143 218. Attorney Ref: S55799.

**Case No: 2019/030212**

**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 JMashau Morcon Tshidada, First Judgment Debtor and Rofhiwa Bubuluma, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-16, 11:00, Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 18 AUGUST 2022 terms of which the below property will be sold in execution by the Sheriff RANDBURG WEST on 16 MAY 2023 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder subject to a reserve price of R510 000.00.

ERF 9243 COSMO CITY EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG,

MEASURING 264 (TWO HUNDRED AND SIXTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T35439/2017, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

MAIN BUILDING CONSISTING OF: 2 bedrooms, a bathroom, kitchen, dining room and 2 servant quarters - WHICH CANNOT BE GUARANTEED.

The property is situated at: 46 BANGKOK CRESCENT, COSMO CITY EXT 8.

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 RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

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

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

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

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

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-03-14.

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/MAT31835. Attorney Acct: The Citizen.

**Case No: 2018/14129**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: FirstRand Bank Limited, Plaintiff and FREDDY DIKGANG TOTO, 1<sup>st</sup> Defendant and  
MAGDELINE MATLALA TOTO, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 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 20th of April 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 26th day of MAY 2023 at 10:00 at 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT, PROVINCE OF GAUTENG with a reserve price of R292 000.00.

CERTAIN: ERF 56 HAMBERG TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 609 SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER 11146/2014

SUBJECT OF THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 41 WANDEL STREET, HAMBERG, ROODEPOORT and consist of 3 Bedrooms, 1 Bathrooms, Shower, Entrance Hall, Lounge, Dining Room and Kitchen (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, 2023-03-27.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/MAT98737.

**Case No: 28719/2013**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Steenkamp, Leon, Judgment Debtor**

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

**2023-05-22, 10:00, 4 Angus Street, Germiston**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Sheriff of the High Court Germiston South at 4 Angus Street, Germiston, on Monday the 22nd day of May 2023 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: **PROPERTY DESCRIPTION:** PORTION 32 (A PORTION OF PORTION 1) OF ERF 75 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, REGISTRATION DIVISION I.R., IN THE PROVINCE OF GAUTENG, IN EXTENT: 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER T15749/2008 and situate at 11 PETZER STREET, KLIPPOORTJE, ELSBURG, GERMISTON in the Magisterial District of Ekurhuleni Central. **IMPROVEMENTS:** The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: **CONSTRUCTED OF** BRICK WALLS AND TILED ROOF. **MAIN BUILDING:** LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM. **OUTBUILDINGS:** GARAGE, STAFF QUARTERS, TOILET. **PROPERTY ZONED:** RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") **TERMS AND CONDITIONS:** The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Germiston South at 4 Angus Street, Germiston during office hours. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). All prospective bidders will be required to: 1. All prospective bidders will be required to: 1.1 Register with the Sheriff prior to the auction before 10h00; and 1.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 1.3 Pay to the Sheriff a refundable deposit in the sum of R20 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-04-21.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: S47469.

**Case No: 2020/19689**

**Docex: 172 Johannesburg**

**IN THE HIGH COURT OF SOUTH AFRICA**

(Gauteng Local Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and Abel Mphile Sibande, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-23, 11:00, Sheriff of the High Court, 24 Rhodes Street, Kensington B, Randburg**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 20th of July 2021 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SANDTON NORTH on TUESDAY the 23rd day of MAY 2023 at 11H00 at THE SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG with a reserve price of R1 200 000.00.

**A UNIT CONSISTING OF:**

(A) Section No. 422 as shown and more fully described on Sectional Plan No. SS357/2015 in the scheme known as THE WILLIAM in respect of the land and building or buildings situate at FOURWAYS EXTENSION 55 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 94 (NINETY FOUR) SQUARE METRES in extent; and

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

Held by deed of transfer number st39757/2015 and subject to such conditions as set out in the aforesaid deed

**ZONING:** Special Residential (not guaranteed)

The property is situated at UNIT 422 THE WILLIAM, 2615 BROADACRES, FOURWAYS EXTENSION 55, SANDTON and consist of 3 Bedrooms, 2 Bathrooms, 1 Tv/Living Room, 1 Lounge, 1 Kitchen, 2 Carports and



Complex Swimming Pool, Complex Irrigation, Brick Paving, Complex Electric Fencing, Fencing - Brick - Palisade, Outer Wall Finishing - Plaster, Roof Finishing - Tiles, Interior Floor Finishing - Tiles (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of SANDTON NORTH situated at SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (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, 2023-03-23.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/69358.

**Case No: 2022/003576**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and KOLOBE LODWICK SEEMA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-25, 10:00, THE SHERIFF'S OFFICES KEMPTON PARK. 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 8TH of September 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 KEMPTON PARK on TUESDAY the 25th day of MAY 2023 at 10:00 at THE SHERIFF'S OFFICE, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK with a reserve price of R335 920.22.

A Unit consisting of -

(a) Section No. 11 as shown and more fully described on Sectional Plan No. SS479/2015, in the scheme known as SHUMBA in respect of the land and building or buildings situate at KEMPTON PARK EXTENSION 7 TOWNSHIP, Local Authority EKURHULENI 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 ST66877/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 11 SHUMBA, 15 MARGARET STREET, KEMPTON PARK and consist of Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Water Closet and 1 Out Garage (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of KEMPTON PARK situated at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1, KEMPTON PARK 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 R20 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, 2023-03-22.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/MAT67742.

**Case No: 319/2020**

**Docex: 38, Menlyn**

IN THE MAGISTRATE'S COURT FOR

(THE MAGISTERIAL DISTRICT OF TSHWANE EAST, HELD AT BRONKHORSTSPRUIT)

**In the matter between: AQUA VISTA HOME OWNERS ASSOCIATION, Plaintiff and S'MINDLO SURVEYS AND CIVILS CC (REGISTRATION NUMBER: 2009/211644/23), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

IN EXECUTION of a judgement of the abovementioned Honourable Court in the abovementioned suit, a sale without reserve will be held by the Sheriff, BRONKHORSTSPRUIT, at SHERIFF BRONKHORSTSPRUIT OFFICES, 51 KRUGER STREET, BRONKHORSTSPRUIT on Wednesday, 10 May 2023 at 10h00 of which the undermentioned property of the Judgement Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff Bronkhorstspuit during office hours.

Address of dwelling: PORTION 198 OF ERF 26, KUNGWINI COUNTRY ESTATE

Description: PORTION 198 OF ERF 26, KUNGWINI COUNTRY ESTATE, KUNGWINI LOCAL MUNICIPALITY, BRONKHORSTSPRUIT, GAUTENG measuring 1008.00 (one thousand and eight) Square Meters, Held under Title Deed Number: T80183/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Improvements: Half built house with no roof or windows or doors

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

Take further notice that:-

1. This sale is a sale in execution pursuant to a judgement obtained in the above Court.
2. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff BRONKHORSTSPRUIT.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20,000.000 in cash;
  - (d) Registration conditions.

Dated at PRETORIA, 2023-04-21.

Attorneys for Plaintiff(s): RAMSAY WESSELS BALOYI INCORPORATED, 291 SPRITE AVENUE, MENLYN WOODS OFFICE PARK, UNIT 5, BLOCK C, GROUND FLOOR, FAERIE GLEN, PRETORIA. Telephone: 012 993 1524. Attorney Ref: W WESSELS/LK/WA0191.

**Case No: 428/2020**

**Docex: 38, Menlyn**

IN THE MAGISTRATE'S COURT FOR

(THE MAGISTERIAL DISTRICT OF TSHWANE EAST, HELD AT BRONKHORSTSPRUIT)

**In the matter between: AQUA VISTA HOME OWNERS ASSOCIATION, Plaintiff and MOTHIBEDI RICHARD SEOPELA (ID NUMBER: 770227 5801 086), 1<sup>st</sup> Defendant and LESHIDI VANIA SEOPELA (ID NUMBER: 840601 0710 086), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-10, 10:00, OFFICE OF THE SHERIFF BRONKHORSTSPRUIT**

IN EXECUTION of a judgement of the abovementioned Honourable Court in the abovementioned suit, a sale with reserve will be held by the Sheriff, BRONKHORSTSPRUIT, at SHERIFF BRONKHORSTSPRUIT OFFICES, 51 KRUGER STREET, BRONKHORSTSPRUIT on Wednesday, 10 May 2023 at 10h00 of which the undermentioned property of the Judgement Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff Bronkhorstspuit during office hours.

Address of dwelling: PORTION 194 OF ERF 26, KUNGWINI COUNTRY ESTATE

Description: PORTION 194 OF ERF 26, KUNGWINI COUNTRY ESTATE, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, BRONKHORSTSPRUIT, GAUTENG measuring 1 034.00 (one thousand and thirty four) Square Meters, Held under Title Deed Number: T18275/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Improvements: Vacant Stand

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

Take further notice that:-

1. This sale is a sale in execution pursuant to a judgement obtained in the above Court.
  2. The sale is subject to a reserve price of R190,000.00 (one hundred and nineteen thousand rand).
  3. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff BRONKHORSTSPRUIT.
  4. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
    - (a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
    - (b) FICA-legislation in respect of proof of identity and address particulars;
    - (c) Payment of a registration fee of R20,000.000 in cash;
    - (d) Registration Conditions.
- Dated at PRETORIA, 2023-04-21.

Attorneys for Plaintiff(s): RAMSAY WESSELS BALOYI INCORPORATED, 291 SPRITE AVENUE, MENLYN WOODS OFFICE PARK, UNIT 5, BLOCK C, GROUND FLOOR, FAERIE GLEN, PRETORIA. Telephone: 012 993 1524. Attorney Ref: W WESSELS/LK/WA0208.

**Case No: 57/2020**

**Docex: 38, Menlyn**

IN THE MAGISTRATE'S COURT FOR

(MAGISTERIAL DISTRICT OF TSHWANE EAST, HELD AT BRONKHORSTSPRUIT)

**In the matter between: AQUA VISTA HOME OWNERS ASSOCIATION, Plaintiff and S K D 3 PROP (PTY) LTD (REGISTRATION NUMBER: 2002/009658/07), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

IN EXECUTION of a judgement of the abovementioned Honourable Court in the abovementioned suit, a sale without reserve will be held by the Sheriff, BRONKHORSTSPRUIT, at SHERIFF BRONKHORSTSPRUIT OFFICES, 51 KRUGER STREET, BRONKHORSTSPRUIT on Wednesday, 10 May 2023 at 10h00 of which the undermentioned property of the Judgement Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff Bronkhorstspuit during office hours.

Address of dwelling: PORTION 91 OF ERF 26, KUNGWINI COUNTRY ESTATE

Description: PORTION 42 OF ERF 26, KUNGWINI COUNTRY ESTATE, KUNGWINI LOCAL MUNICIPALITY, BRONKHORSTSPRUIT, GAUTENG measuring 1350.00 (one thousand three hundred and fifty) Square Meters, Held under Title Deed Number: T19944/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Improvements: Residential Dwelling

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

Take further notice that:-

1. This sale is a sale in execution pursuant to a judgement obtained in the above Court.  
2. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff BRONKHORSTSPRUIT.

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

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

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

(c) Payment of a registration fee of R20,000.000 in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-04-21.

Attorneys for Plaintiff(s): RAMSAY WESSELS BALOYI INCORPORATED, 291 SPRITE AVENUE, MENLYN WOODS OFFICE PARK, UNIT 5, BLOCK C, GROUND FLOOR, FAERIE GLEN, PRETORIA. Telephone: 012 993 1524. Attorney Ref: W WESSELS/LK/WA0188.

**Case No: 161/2020**

IN THE MAGISTRATE'S COURT FOR

(THE MAGISTERIAL DISTRICT OF TSHWANE EAST, HELD AT BRONKHORSTSPRUIT)

**In the matter between: AQUA VISTA HOME OWNERS ASSOCIATION, Plaintiff and REGINALD BONGANI MAGUBANE (ID NUMBER: 770910 5425 085), 1<sup>st</sup> Defendant and NOMSA JOSEPHINE MAGUBANE (ID NUMBER: 790809 0404 085), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

IN EXECUTION of a judgement of the abovementioned Honourable Court in the abovementioned suit, a sale with reserve will be held by the Sheriff, BRONKHORSTSPRUIT, at SHERIFF BRONKHORSTSPRUIT OFFICES, 51 KRUGER STREET, BRONKHORSTSPRUIT on Wednesday, 10 May 2023 at 10h00 of which the undermentioned property of the Judgement Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff Bronkhorstspuit during office hours.

Address of dwelling: PORTION 42 OF ERF 26, KUNGWINI COUNTRY ESTATE

Description: PORTION 42 OF ERF 26, KUNGWINI COUNTRY ESTATE, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, BRONKHORSTSPRUIT, GAUTENG measuring 1080.00 (one thousand and eighty) Square Meters, Held under Title Deed Number: T10595/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Improvements: Vacant Stand

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

Take further notice that:-

1. This sale is a sale in execution pursuant to a judgement obtained in the above Court.  
2. The sale is subject to a reserve price of R216,000.00 (one hundred and nineteen thousand rand).  
3. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff BRONKHORSTSPRUIT.

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

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

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

(c) Payment of a registration fee of R20,000.000 in cash;

(d) Registration Conditions.

Dated at PRETORIA, 2023-04-21.

Attorneys for Plaintiff(s): RAMSAY WESSELS BALOYI INCORPORATED, 291 SPRITE AVENUE, MENLYN WOODS OFFICE PARK, UNIT 5, BLOCK C, GROUND FLOOR, FAERIE GLEN, PRETORIA. Telephone: 012 993 1524. Attorney Ref: W WESSELS/LK/WA0141.

Case No: 541/2020

Docex: 38, Menlyn

IN THE MAGISTRATE'S COURT FOR  
(THE MAGISTERIAL DISTRICT OF TSHWANE EAST, HELD AT BRONKHORSTSPRUIT)

**In the matter between: AQUA VISTA HOME OWNERS ASSOCIATION, Plaintiff and MBULELO SYLVESTER MANELI (ID NUMBER: 830411 5323 089), 1<sup>st</sup> Defendant and MMAMOLEFI DAPHNEY MMUSHI (ID NUMBER: 891216 0195 085), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

IN EXECUTION of a judgement of the abovementioned Honourable Court in the abovementioned suit, a sale without reserve will be held by the Sheriff, BRONKHORSTSPRUIT, at SHERIFF BRONKHORSTSPRUIT OFFICES, 51 KRUGER STREET, BRONKHORSTSPRUIT on Wednesday, 10 May 2023 at 10h00 of which the undermentioned property of the Judgement Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff Bronkhorstspuit during office hours.

Address of dwelling: PORTION 51 OF ERF 26, KUNGWINI COUNTRY ESTATE

Description: PORTION 51 OF ERF 26, KUNGWINI COUNTRY ESTATE, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, BRONKHORSTSPRUIT, GAUTENG measuring 1352.00 (one thousand three hundred and fifty two) Square Meters, Held under Title Deed Number: T90464/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Improvements: Vacant Stand

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

Take further notice that:-

1. This sale is a sale in execution pursuant to a judgement obtained in the above Court.
2. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff BRONKHORSTSPRUIT.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20,000.000 in cash;
  - (d) Registration conditions.

Dated at PRETORIA, 2023-04-21.

Attorneys for Plaintiff(s): RAMSAY WESSELS BALOYI INCORPORATED, 291 SPRITE AVENUE, MENLYN WOODS OFFICE PARK, UNIT 5, BLOCK C, GROUND FLOOR, FAERIE GLEN, PRETORIA. Telephone: 012 993 1524. Attorney Ref: W WESSELS/LK/WA0162.

Case No: 11610/2013

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

**In the matter between: ABSA Bank Limited, Judgement Creditor and Cynthia Ann Rees, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-24, 10:30, 74 Von Geusau Street, Nigel**

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 Nigel to the highest bidder subject to a reserve price of R381 906.00 and will be held at 74 Von Geusau Street, Nigel on 24 May 2023 at 10H30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 74 Von Geusau Street, Nigel prior to the sale.

Certain: Erf 452 Alrapark Township, Registration Division I.R., Province of Gauteng

Measuring: 474 (Four Hundred and Seventy Four)

Situated at 6 Nut Crescent, Alrapark

Held under Deed of Transfer No. T17095/2001

Situated in the Magisterial District of Nigel

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

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

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, 2023-03-01.

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: MAT83777/AP. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2019/18130**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division Johannesburg)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and ALEXANDRE NTUSI, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 09:00, THE SHERIFF PALM RIDGE 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 17TH of October 2019 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of PALM RIDGE on WEDNESDAY the 24TH day of MAY 2023 at 9H00 at 39A LOUIS TRICHARDT STREET, ALBERTON NORTH with a reserve price of R1 900 000.00.

CERTAIN: ERF 2065 MEYERSDAL EXTENSION 17 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 2 093 SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T51528/2000

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 7 DOUGLAS HARRIS DRIVE, MEYERSDAL, ALBERTON and consist of A DOUBLE STOREY DWELLING: Entrance Hall, Lounge, Family Room, Dining Room, Kitchen, Pantry, Scullery, 5 Bedrooms, Bathroom 2 Showers, 2 Water Closets, Dressing Room, 3 Garages, Storeroom and a TV Room (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of Palm Ridge situated at 39A Louis Trichardt Street, Alberton North or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R25 000.00 (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, 2023-03-24.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Gauteng. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/96503.



**Case No: 2017/68154****Docex: 172 Johannesburg**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and Nomsa Rachel Ntuli, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 10:00, THE SHERIFF PRETORIA CENTRAL, NO 246 PAUL KRUGER STREET, OFFICE NO 604  
PROTEA TOWERS, PRETORIA CENTRAL**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 23rd 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 PRETORIA CENTRAL on THURSDAY the 25th day of MAY 2023 at 10:00 at THE SHERIFF'S OFFICE, NO 246 PAUL KRUGER STREET, OFFICE NO 604 PROTEA TOWERS, PRETORIA CENTRAL to the highest bidder with a reserve price of R100 000.00.

CERTAIN: Section No 85 as shown and more fully described on Sectional Plan No. SS342/1991, in the scheme known as PARKZICHT in respect of the land and building or buildings situated at ERF 2849 PRETORIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 77 square metres in extent; and

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

Held by DEED OF TRANSFER NUMBER ST89262/1996 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

AS HELD BY DEED OF TRANSFER NUMBER T6023/2012

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 85 (DOOR NO 704) PARKZICHT, 704 MINAAR STREET, PRETORIA and consist of Entrance Hall, Lounge, Study, Kitchen, 1 Bedroom, 1 Bathroom, 1 Water Closet 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 Pretoria Central, situated at 1st Floor, 424 Pretorius Street, Pretoria 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 R10 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, 2023-03-31.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Gauteng C/O Friedland Hart Solomon & Nicolson, Block 4, 3rd Floor, Monument Office Park, 79 Steenbok Avenue, Monument Park, Pretoria. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/54157.

**Case No: 780/2021**

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

**In the matter between: Firstrand Bank Limited, Judgement Creditor and Daniel Nsanga Mwakatimbo, 1st  
Judgement Debtor and Thobani Mwakatimbo, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-24, 10:30, 74 Von Geusau Street, Nigel**

IN Execution of a Judgment of the High Court of South Africa, (Western Cape Division, Cape Town) in the abovementioned suit, the Property shall be sold by the Sheriff Nigel to the highest bidder with a reserve price of R100 000.00 and will be held at 74 Von Geusau Street, Nigel on 24 May 2023 at 10H30 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 74 Von Geusau Street, Nigel, prior to the sale.

Certain: Erf 192 Glenvarloch Township, Registration Division I.R., Province of Gauteng, being 15 Steenie Street, Glenvarloch, Nigel.

Measuring: 744 (Seven Hundred And Forty Four) Square Metres;

Held under Deed of Transfer No. T70689/2015

Situated in the Magisterial District of Nigel.

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

Main Building: 4 Bedrooms, Bathroom with separate Toilet, Kitchen, Lounge.

Outside Buildings: Single Garage, Servants Quarters with a Toilet attached.

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, 2023-03-28.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Macrobert Attorneys, 3rd Floor, Wembley Square, Solan Street, Gardens. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT443822\AF/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2936/2021**

**Docex: 18**

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and  
RABOTOKO ABEL TSIMANE (ID NO: 710819 5277 086), Defendant**

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

**2023-05-25, 08:00, SHERIFF'S OFFICES, 20 RIEMLAND STREET, SASOLBURG**

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): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMT1436.

**Case No: 2936/2021**

**Docex: 18**

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

**In the matter between: FIRSTSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and RABOTOKO ABEL TSIMANE (ID NO: 710819 5277 086), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 08:00, SHERIFF'S OFFICES, 20 RIEMLAND STREET, SASOLBURG**

ERF 22649 ZAMDELA EXTENSION 17, DISTRICT HEILBRON, PROVINCE FREE STATE. IN EXTENT: 334 (THREE HUNDRED AND THIRTY FOUR) SQUARE METRES. HELD BY DEED OF TRANSFER T1997/2020. Better known as 22649 ZAMDELA EXTENSION 17, SASOLBURG, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : LOUNGE/DININGROOM, KITCHEN, 2X BEDROOMS, 1X BATHROOM WITH SEPARATE TOILET (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None, The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff's offices at 20 RIEMLAND STREET, SASOLBURG and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Sasolburg Registration as a buyer, subject to certain conditions, is required i.e. 3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 3.2 Fica-legislation i.t.o identity & address particulars 3.3 payment of registration monies; 3.4 registration conditions. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 2023-04-24.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMT1436.

**Case No: 10692/2022**

**Docex: 13 Rivonia**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Mphahlele, Kamogelo Seputule, First Judgment Debtor and Mphahlele, Reshoketsoe Precious, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-22, 10:00, 4 Angus Street, Germiston**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Sheriff of the High Court Germiston South at 4 Angus Street, Germiston, on Monday the 22nd day of May 2023 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 505 ALBEMARLE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING: 1060 (ONE THOUSAND AND SIXTY) SQUARE METRES, HELD by Deed of Transfer Number T5468/2020 and situate at 12 EMERALD ROAD, ALBEMARLE EXTENSION 1, GERMISTON, GAUTENG in the Magisterial District of Ekurhuleni Central. IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: CONSTRUCTED OF BRICK WALLS AND TILED ROOF. MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS. OUTBUILDINGS: COTTAGE/FLAT: CONSTRUCTED OF BRICK WALLS AND TILED ROOF. KITCHEN, BEDROOM, BATHROOM, 4 GARAGES, STAFF QUARTERS, STAFF BATHROOM, 4 CARPORTS, STORE ROOM (SHED). PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the

improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Germiston South at 4 Angus Street, Germiston. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). All prospective bidders will be required to: 1. All prospective bidders will be required to: 1.1 Register with the Sheriff prior to the auction before 10h00; and 1.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 1.3 Pay to the Sheriff a refundable deposit in the sum of R20 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-04-21.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: ABSA/GUNKO. Attorney Acct: S57198.

**Case No: 16075/2019**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Mothibeli, Sechake Samuel N.O, First Judgment Debtor, Mothibeli, Pulane Constance N.O, Second Judgment Debtor, Mothibeli, Mothibeli Khotso N.O, Third Judgment Debtor, Rasegoete, Morris Mokgakgele N.O, Fourth Judgment Debtor, Mothibeli, Sechake Samuel, Fifth Judgment Debtor, Mothibeli, Mothibeli Khotso, Sixth Judgment Debtor. Mothibeli and Pulane Constance, Seventh Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 10:00, P & L Building, Ground Floor, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Acting Sheriff of the High Court Vanderbijlpark, Mr P Ora at P & L Building, Ground Floor, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark on Friday the 26th day of May 2023 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: A Unit consisting of: Section No. 23 (Door No. 202) as shown and more fully described on Sectional Plan No SS1265/2005, in the scheme known as VAN DER STEL HOF in respect of the land and building or buildings situate at PORTION 19 OF ERF 380 VANDERBIJL PARK CENTRAL WEST NO 5 EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: EMFULENI LOCAL MUNICIPALITY; of which section the floor area, according to the said sectional plan is 71 (Seventy One) square meters in extent and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held under Deed of Transfer Number ST34896/2018 and situate at PORTION 19 OF ERF 380 VANDERBIJL PARK CENTRAL WEST NO 5 EXTENSION 1 TOWNSHIP in the Magisterial District of Emfuleni IMPROVEMENTS: The following information is furnished in respect of the improvements, CONSTRUCTED OF FACE BRICK WALLS AND CORRUGATED IRON ROOF. MAIN BUILDING: ENTRANCE HALL, LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SEPARATE TOILET. OUTBUILDINGS: CARPORT. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Acting Sheriff of the High Court Vanderbijlpark, Mr P Ora at P & L Building, Ground Floor, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Acting Sheriff of the High Court Vanderbijlpark, Mr P Ora at P & L Building, Ground Floor, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark, 24 hours before the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction before 10h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable deposit in the sum of R10 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-04-21.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: S55601.

**Case No: 35318/2017**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Molotsi, Moses Moshe, Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 10:00, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Acting Sheriff of the High Court Vanderbijlpark at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark on Friday the 26th day of May 2023 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 146 SEBOKENG UNIT 13 TOWNSHIP, REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG, IN EXTENT: 262 (TWO HUNDRED AND SIXTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. TL72275/2016 and situate at 146 SEROKGOLE STREET, SEBOKENG ZONE 13, GAUTENG in the Magisterial District of Emfuleni. IMPROVEMENTS: The following information is furnished in respect of the improvements: CONSTRUCTED OF BRICK WALLS AND ASBESTOS SHEETING ROOF. MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, COVERED PATIO. OUTBUILDINGS: CORRUGATED IRON ROOF: CARPORT, TOILET. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Acting Sheriff of the High Court Vanderbijlpark, Mr P. Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark will conduct the sale.

2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Acting Sheriff of the High Court Vanderbijlpark, Mr P. Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark, 24 hours before the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at: [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction before 10h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable deposit in the sum of R10 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of cash or electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-04-21.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: S54220.

**Case No: 31897/2021**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: Firststrand Bank Limited - Judgement Creditor and Mpho Murphison Mohatli - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-24, 10:30, 74 Von Geusau Street, Nigel**

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 Nigel to the highest bidder subject to a reserve price of R450 000.00 and will be held at 74 Von Geusau Street, Nigel on 24 May 2023 at 10:30 of the undermentioned property of the execution debtor on the conditions which may be inspected at 74 Von Geusau Street, Nigel, prior to the sale.



Certain :

Portion 55 of Erf 1417 Sharon Park Extension 2 Township, Registration Division I.R, Province of Gauteng, being 1a Kakelaar Street, Sharon Park Extension 2.

Measuring: 275 (Two Hundred and Seventy Five) square metres;

Held under Deed of Transfer No. T684/2020

Situated in the Magisterial District of Nigel.

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: Open plan kitchen and lounge, 3 Bedrooms, 2 Bathrooms,

Outside Buildings: Single Garage

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-03-27.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/O Vermaak & Partners Inc Attorneys, 3rd Floor 54 on Bath, 54 On Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT444076/AF/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

---

**Case No: 8489/2018**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Martha Girly Mnisi, 1st Judgement Debtor and Jimmy Petros Nkosi, 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 11:00, 99-8th Street, Springs**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Springs to the highest bidder subject to a reserve price of R350 000.00 and will be held at 99-8th Street, Springs on 24 May 2023 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 99-8th Street, Springs prior to the sale.

Certain: Erf 1751 Payneville, Township, Registration Division I.R., Province of Gauteng, Situated at Stand 1751 also known as 32 Sandile Close, Payneville

Measuring: 786 (Seven Hundred and Eighty Six) Square Meters

Held under Deed of Transfer No. T44349/2010

Situated in the Magisterial District of Springs.

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

Main Building: Lounge, Bathroom, 3 Bedrooms, Kitchen.

Outside Buildings: Single Garage.

Sundries: 1 Shack

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, 2023-03-31.

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: MAT416810/AF/MS. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

---

**Case No: 1386/2022**

**Docex: 18**



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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and JAN MOFOKENG (ID: 780721 5379 083), 1<sup>st</sup> Defendant & MAMPONA MARIA MOFOKENG (ID: 800924 0996 085), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 08:00, SHERIFF'S OFFICES, 20 RIEMLAND STREET, SASOLBURG**

ERF 3209 SASOLBURG EXTENSION 3, DISTRICT PARYS, PROVINCE FREE STATE, IN EXTENT 1007 (ONE THOUSAND AND SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T2479/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. BETTER KNOWN AS 29 PRETORIUS STREET, SASOLBURG, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOMS, BATHROOM, SHOWER, 2X TOILETS, 1X VERANDA, GUEST COTTAGE: KITCHEN, 4X BEDROOMS, SHOWER, TOILET, 1X COVERED PATIO (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None, The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff's offices at 20 RIEMLAND STREET, SASOLBURG and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Sasolburg Registration as a buyer, subject to certain conditions, is required i.e. 3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 3.2 Fica-legislation i.t.o identity & address particulars 3.3 payment of registration monies; 3.4 registration conditions. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 2023-04-24.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMM3492.

**Case No: 11063/2022**

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

**In the matter between: NEDBANK LIMITED Plaintiff and MICHAEL VICTOR GUNKO (Identity number: 530217 5073 084), Defendant and LAWRENCE SHOLIPHI MKWANAZI, 1<sup>st</sup> Defendant and LEFILANA SESIWE MKWANAZI, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-19, 14:00, Sheriff Brakpan, 613 Voortrekker Road, Brakpan**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R780 000.00, will be held by the Sheriff, Brakpan 612 VOORTREKKER ROAD, BRAKPAN, Halfway House on the 19TH day of MAY 2023 at 14h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff, Brakpan 612 VOORTREKKER ROAD, BRAKPAN.

CERTAIN: ERF 1097 DALPARK EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 968 (NINE HUNDRED AND SIXTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T53145/1992

SITUATION: 2 BYRON ROAD, DALPARK EXT 9, BRAKPAN

IMPROVEMENTS: (not guaranteed):

LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOMS AND CARPORT

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

- 3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and
- 1.5% on the balance of the proceeds of the sale

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

Dated at Johannesburg, 2023-03-19.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N03158 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 52143/2019**

**Docex: PH46A**

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

**In the matter between: Absa Bank Limited, Judgement Creditor and Alan Mc Murray, 1st Judgement Debtor and Monica Mc Murray, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-19, 10:00, P & L Building, 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 P & L Building, Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark, on 19 May 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 P & L Building, 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: Property is a vacant stand.

Outside Buildings: None.

Sundries: None.

(Improvements / Inventory - No Guaranteed)

Certain: Erf 773 Vaaloewer Township, Registration Division I.Q., Province of Gauteng

Situated At: Stand 773 Vaaloewer

Held By: Deed Of Transfer No. T85846/2006

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, P & L Building, 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, 2023-04-12.

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: MAT435633\AP\LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 25543/2021**

**Docex: PH444**

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

**In the matter between: Nedbank Limited, Judgement Creditor and Nonhlanhla Precious Matlou,  
Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 09:00, 39A Louis Trichardt Avenue, Alberton North**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff Palm Ridge to the highest bidder subject to a reserve price of R378 000.00 and will be held at 39A Louis Trichardt Avenue, Alberton North on 05 May 2023 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 39A Louis Trichardt Avenue, Alberton North, prior to the sale.

Certain: Erf 178 Watervalsspruit Township, Registration Division I.R., Province of Gauteng, being 178 Kelpfish Street, Watervalsspruit, Alberton.

Measuring: 300 (Three Hundred) Square Metres;

Held under Deed of Transfer No. T16139/2018

Situated in the Magisterial District of Palm Ridge.

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

Main Building: 3 Bedrooms, 2 Bathrooms, 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.

All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

D) Registration conditions.

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 Hammond Pole Majola Inc, Boksburg, 2023-03-28.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak and Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT445435/LWEST/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2021/49951**

**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 Abdul Qader Mathee, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-18, 10:00, 51/61 Rosettenville Road, Unit B1 Village Main, Industrial Park**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 13 OCTOBER 2022 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG

NORTH on 18 MAY 2023 at 10:00 at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG to the highest bidder, subject to a reserve price of R1 940 000.00.

ERF 1225 GREENSIDE EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 1 166 SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T36091/2015 AND DEED OF TRANSFER NUMBER T243/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED which is certain, and is zoned as a residential property inclusive of the following:

MAIN BUILDING CONSISTING OF:

4 bedrooms, 3 bathrooms, 1 kitchen, 1 lounge, 1 dining room, 1 study, 2 balcony/patio and 1 walk-in closets and cinema room.

FIRST FLAT LET/ COTTAGE CONSISTING OF: 1 bedroom, 1 bathroom, 1 kitchen and 1 lounge.

SECOND FLAT LET/ COTTAGE CONSISTING OF: 1 bedroom, 1 bathroom, 1 kitchen and 1 lounge.

OUTBUILDING CONSISTING OF: double garage, double carport and a swimming pool - WHICH CANNOT BE GUARANTEED

The property is situated at: 124 BARRY HERTZOG AVENUE, GREENSIDE EXT 2 JOHANNESBURG and falling within The Magisterial District of Johannesburg North.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 of the proceeds of the sale and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price 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 NORTH at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG.

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG NORTH at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG during normal office hours from Monday to Friday

Dated at Johannesburg, 2023-02-28.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: N GAMBUSHE/JD/MAT32166. Attorney Acct: The Citizen .

**Case No: 7987/2019**

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

**In the matter between: HALLMARK HOUSE BODY CORPORATE, Plaintiff and MUKOVHE MASUTHA,  
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-17, 09:00, ACTING SHERIFF JOHANNESBURG EAST 21 HUBERT STREET, WESTGATE,  
JOHANNESBURG.**

The Property, more fully described:

UNIT 1205 HALLMARK HOUSE

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 116 (ONE HUNDRED AND SIXTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER ST33146/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Also known as UNIT 1205, BODY CORPORATE OF HALLMARK HOUSE, 54 SIEMERT ROAD NEW DOORNFONTEIN

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

Measuring: 116 (ONE HUNDRED AND SIXTEEN) SQUARE METRES

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

Main building: comprising of:

1x LOUNGE

1x KITCHEN

2x BEDROOMS

1x BATHROOM WITH SHOWER

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, 2023-04-12.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M2448.

**Case No: 49439/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(PRETORIA HIGH COURT)

**In the matter between: THE YARD 1 NORTHCLIFF HEIGHTS HOMEOWNERS ASSOCIATION, Plaintiff and RHULANI KENNETH MAKONDO, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-18, 10:00, SHERIFF JOHANNASBURG NORTH, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG**

The Property, more fully described:

Erf 3805 Northcliff Extension 32 Township, Registration Division I.Q, in the Province of Gauteng, measuring 416 (FOUR HUNDRED AND SIXTEEN) Square metres and held under Deed of Transfer number T37305/2012

also known as Erf 3805, Northcliff Heights Home-owners Association, Door Number 35, Ext 32, 1A Doris Crescent, Northcliff Randburg.

MEASURING 416 (FOUR HUNDRED AND SIXTEEN) Square metres

HELD BY Title Deed T37305/2012

ZONED: RESIDENTIAL

2. The property shall be sold by the SHERIFF JOHANNESBURG NORTH OFFICE, ROSETTENVILLE RD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1 to the highest bidder WITH A RESERVE PRICE of R173 290.50.

Dated at BENONI, 2023-04-11.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M2629.

**Case No: 27397/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and NGIDI B, 1<sup>st</sup> Defendant & SIKHAKHANE TED, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-17, 09:00, 21 HUBERT STREET, EASTGATE, JOHANNESBURG**

A Sale in execution will be held by the Sheriff of The High Court, Acting Sheriff Johannesburg East on 17th day of May 2023 at 09:00 at 21 Hubert Street, Eastgate, Johannesburg of the Judgment Debtor's property:

ERF 562 BRAMLEY VIEW EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T103651/2006  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE  
RESERVATION OF MINERAL RIGHTS. ("the Property")  
SITUATED AT: 562 VAN DER LINDE ROAD BRAMLEY VIEW, EXT 16.  
Particulars of the property and the improvements thereon are provided herewith but are not guaranteed.  
Property Zoning Residential  
A dwelling consisting of: 3 Bedrooms, Lounge, Kitchen, Bathroom, Toilet  
Other Improvements: Outbuilding: Storey - Single Walls- Blocks, Roof - Tile,  
Take Further Note that  
1. That sale in execution is conducted in accordance to the Consumer Protection Act 88 of 2008 as Amended, in pursuant of an order granted against the defendant for money owing to the plaintiff.  
2. The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy.  
3. Advertising costs at current publication rates and dale costs according to court rules, apply.  
4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:(a) Directive of the Consumer Protection Act 68 of 2008 (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)  
5. Rules of the auction and conditions of sale may be inspected at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, 24 hours prior to the auction.  
6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R 50000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.  
7. The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash of bay bank guaranteed cheque or eft 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 furnished to the Sheriff within days after the sale.  
9. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in of condition.  
Should the purchaser receive possessions of the property, the purchaser shall be liable for occupational rent at the rate of.  
Dated at JOHANNESBURG, 2023-04-17.  
Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Telephone: 011 028 1258. Fax: 011 312 83250. Attorney Ref: M00434. Attorney Acct: KHUTSO NKUNA.

Case No: 24970/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and KOMAKO SELINA, MAHLANGU LUCAS SOPHANGISA AND MASHIANE JANE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 10:00, 5 ANEMOON STREET, GLEN MARAIS, EXTENSION 1**

A Sale in execution will be held by the Sheriff of The High Court, Sheriff Kempton Park & Tembisa on 25th day of May 2023 at 10h00 at 5 Anemoon Street, Glen Marais, Extension 1, of the Defendants property, described below with the reserve price of

R590 000.00.

ERF 2890 BIRCH ACRES EXTENSION 17 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG,

MEASURING 800 (EIGHT HUNDRED) SQUARE METRES,

HELD BY DEED OF TRANSFER NO. T7787/2010,

SUBJECT TO THE CONDITIONS THEREIN CONTAINED,

SITUATED AT: 28 STORK AVENUE, EXTENSION 17, BIRCH ACRES

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

A dwelling consisting of:



3 X Bedrooms

2 X Bathrooms

1 X Dining room

1 X Kitchen,

1 X Garage

TV/ Living room

Swimming Pool

Inspect conditions of Sale at The Sheriff's Office, Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais, Extension 1.

Dated at JOHANNESBURG, 2023-04-17.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Telephone: 011 028 1258. Fax: 011 312 83250. Attorney Ref: M00132. Attorney Acct: KHUTSO NKUNA.

**Case No: 22293/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and MANDLA PETRUS KHOZA, ID: 761025 5324 08 8 (First Defendant); NOMSA KHOZA, ID: 830809 0602 08 6 (Second Defendant)**

NOTICE OF SALE IN EXECUTION

**2023-05-19, 09:30, 182 LEEUPOORT STREET, BOKSBURG**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 1 June 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, BOKSBURG, on the 19 May 2023 at 09:30 at the Sheriff's office, 182 LEEUPOORT STREET, BOKSBURG, subject to a reserve price of R739,540.00: CERTAIN: PORTION 1 OF ERF 495 LILANTON EXTENSION 1 TOWNSHIP; REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG; In extent 813 (EIGHT HUNDRED AND THIRTEEN) Square metres; HELD BY DEED OF TRANSFER NUMBER T34969/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED also known as 33 BIRD ROAD, CORNER GAIL ROAD, LILANTON, BOKSBURG, the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 1 X LOUNGE 1 X DININGROOM 3 X BEDROOMS 1 X STUDY 1 X KITCHEN 2 X BATHROOMS 1 X SHOWER 2 X TOILETS 2 X GARAGES POOL. 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 on 2023-03-17.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Tel: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12841.

**Case No: 49847/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and MADIGANENG  
SALOME EDITH APHANE ID: 780729 0277 08 7, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 10:00, NO 1 FIRST STREET, CULLINAN**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 26 April 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, CULLINON / MAMELODI, on the 25 May 2023 at 10:00 at the Sheriff's office, NO 1 FIRST STREET, CULLINAN, subject to a reserve price of R398,402.17: CERTAIN: ERF 19925 MAMELODI TOWNSHIP; REGISTRATION DIVISION J.R.; THE PROVINCE OF GAUTENG; In extent 198 (ONE HUNDRED AND NINETY EIGHT) Square metres; HELD BY DEED OF TRANSFER NUMBER T44057/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property"); also known as 19925 CHEETAH STREET, MAMELODI EAST, PRETORIA the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 2 X BEDROOMS 1 X BATHROOM 1 X KITCHEN 1 X LOUNGE. 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 CULLINON / MAMELODI, at NO 1 FIRST STREET, CULLINAN. The Sheriff CULLINON / MAMELODI, 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 way of 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 CULLINON / MAMELODI during normal working hours Monday to Friday.

Dated at KEMPTON PARK on 2023-03-17.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Tel: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12839.

**Case No: 300/2021**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-18, 10:00, Office of the Sheriff of the High Court, 4 Dorp Street, Vredenburg**

In terms of a judgment granted on 15 JUNE 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 18 MAY 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 4 DORP STREET, VREDENBURG, subject to a reserve in the amount of R648 623.37 (SIX HUNDRED AND FORTY EIGHT THOUSAND SIX HUNDRED AND TWENTY THREE RAND AND THIRTY SEVEN CENTS). DESCRIPTION OF PROPERTY ERF 3064 VREDENBURG IN THE MUNICIPALITY OF SALDANHA BAY, MALMESBURY DIVISION PROVINCE OF THE WESTERN CAPE MEASURING : 980 (NINE HUNDRED AND EIGHTY) square metres HELD BY THE DEFENDANT BY DEED OF TRANSFER T68861/2016 Street address : 1 Athena Street, Vredenburg MAGISTERIAL DISTRICT : MALMESBURY IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Scullery, 3 x Bedrooms, 2 x Bathrooms, 1 x Toilet, OUTBUILDINGS : 2 x Garages, 1 x Storeroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOT". 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, 4 DORP STREET, VREDENBURG. 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 R15 000,00 in cash. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA on 2023-04-21.

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. Tel: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / CLF7813 / TH.

**Case No: 56081/2019**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Bhekuyise  
Alpheus Dladla, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-18, 09:00, 180 Princess Avenue, Benoni**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Benoni, 180 Princess Avenue, Benoni on Thursday, 18 May 2023 at 09h00. Full conditions of sale can be inspected at the Sheriff Benoni at 180 Princess Avenue, Benoni, telephone number (011)420-1050. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 3416 Wattville Ext 1 Township Registration Division: IR Gauteng Province Measuring: 300 square metres Deed of Transfer: T54637/2004 Also known as: 3416 Kumalo Street, Wattville Ext 1, Benoni. Magisterial District: Ekurhuleni South East Improvements: Main Building: 3 bedrooms, 2 bathrooms, lounge, kitchen. Outbuilding: 1 garage. Other: Brick wall, paving. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration conditions.

Dated at PRETORIA on 2023-04-24.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6114.

**Case No: 62638/2021  
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 THANDIWE THELMA DUBE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-17, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF JOHANNESBURG  
EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In terms of a judgement granted on 7 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 WEDNESDAY 17 MAY 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG, to the highest bidder, subject to a reserve of R891 620.00 (EIGHT HUNDRED AND NINETY ONE THOUSAND SIX HUNDRED AND TWENTY RAND). DESCRIPTION OF PROPERTY ERF 390 THE HILL EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 826

(EIGHT HUNDRED AND TWENTY SIX) SQUARE METRES Held under Deed of Transfer No. T46714/2019 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : 11 Jonkershoek Road, The Hill, Extension 1 IMPROVEMENTS 1 x Entrance, 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 2 x Garages OUTBUILDING I: 1 x Bedroom, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : JOHANNESBURG 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) All bidders are required to pay R50 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. (d) Registration Conditions. (e) The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque or eft on the date of the sale. (f) 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. (g) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured. (h) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements..

Dated at PRETORIA on 2023-04-21.

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. Tel: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / CLF12054 / TH.

**Case No: 9592/2021  
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 FRANCOIS JOHANN FOURIE, First Defendant, and TANYA FOURIE, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-18, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK**

In terms of a judgement granted on 2 AUGUST 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 18 MAY 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA, to the highest bidder subject to a reserve of R747 058.75 (SEVEN HUNDRED AND FORTY SEVEN THOUSAND AND FIFTY EIGHT RAND AND SEVENTY FIVE CENTS). DESCRIPTION OF PROPERTY PORTION 1 OF ERF 276 BOOYSENS EXTENSION 1 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING : 324 (THREE HUNDRED AND TWENTY FOUR) square metres HELD BY DEED OF TRANSFER T56833/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 1 Hansie Place, BooySENS, Extension 1 IMPROVEMENTS Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, Swimming Pool The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : PRETORIA 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 together with the rules of the auction at the OFFICE OF

THE SHERIFF OF THE HIGH COURT, AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, 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) Payment of a refundable registration fee of R10 000,00 - E F T only. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA on 2023-04-21.

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. Tel: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / CLF8236 / TH.

**Case No: D170/2020  
docex 27**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and TARALYN VIRGINIA FUHRI, Identity Number :  
880518 0142 08 9, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-15, 10h00, THE SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

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 15TH of MAY 2023 at 10H00, at THE SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder subject to a reserve of R810,000.00 : ERF 683 UMTENTWENI EXTENSION 7, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1939 (ONE THOUSAND NINE HUNDRED AND THIRTY NINE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T6061/2017 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED PHYSICAL ADDRESS: 3 DENNIS CIRCLE, UMTENTWENI, KWAZULU-NATAL ZONING : RESIDENTIAL(NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed : A DWELLING WITH 3X BEDROOMS, 1X KITCHEN, ONE ENSUITE BATHROOM WITH TUB AND TOILET AS WELL AS A SHOWER, 1X MAIN BATHROOM WITH TOWER AND TOILET, 1X LOUNDE, 1X DINING ROOM, 1X DOUBLE GARAGE HAS A ATTACHED FLATLET WITH ONE BIG ROOM WITH A TOILET ONLY, POOL WITH A CARPORT OVER THE POOL (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a 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 ADAMS/N0183/6080..

Dated at UMHLANGA on 2023-04-25.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 0315705603. Fax: 0866681028. Attorney Ref: n0183/6080.



Case No: 3404/2018P

IN THE HIGH COURT OF SOUTH AFRICA  
(KWA-ZULU NATAL DIVISION, PIETERMARITZBURG)

**In the matter between: NEDBANK LIMITED, Plaintiff and SOSIBO NOKUZOTHA PHILISWA IN HER CAPACITY AS MASTERS REPRESENTATIVE IN THE ESTATE LATE GLENROSE NOKUTHULA HLOPHE (ID: 6811060529082), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-05-18, 12:00, THE OFFICES OF THE SHERIFF CAMPERDOWN, 03 GOODWILL PLACE, CAMPERDOWN**

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on THURSDAY, 18 MAY 2023 at 12h00 at THE OFFICES OF THE SHERIFF CAMPERDOWN, 03 GOODWILL PLACE, CAMPERDOWN:

CERTAIN: ERF 1316 MPUMALANGA-C, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 453 (FOUR HUNDRED AND FIFTY THREE) SQUARE METERS, HELD BY DEED OF TRANSFER NO: TG71805/2003(KZ), SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

Situated at 39 KWEYAMA ROAD, MPUMALANGA-C, HAMMERSDALE.

COMPRISING - (not guaranteed) - PLASTERED BRICK, ASBESTOS ROOF, 2 BEDROOMS, KITCHEN, LOUNGE & BATHROOM.

ZONING: RESIDENTIAL

The Sale shall be by Public Auction with reserve price of R160,000.00 to the highest bidder, subject to the High Court Act and Rules.

1. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash or by electronic bank transfer (EFT), immediately upon the knock of the bid.
2. The balance of the purchase price shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale.
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 condition 7(b) as per clause 10(a) in the conditions of sale.
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. Refer to paragraph 10 (b) in the conditions of sale.
5. The full conditions of sale may be perused at THE OFFICES OF THE SHERIFF CAMPERDOWN, 03 GOODWILL PLACE, CAMPERDOWN and will be read out by the Auctioneer prior to the Sale.
6. This Sale is a sale in execution pursuant to a judgement obtained on 21 JANUARY 2019 in the above honourable court.
7. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at THE OFFICES OF THE SHERIFF CAMPERDOWN, 03 GOODWILL PLACE, CAMPERDOWN.
8. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - b) FICA - legislation i.r.o. proof of identity and address particulars.
  - c) Payment of a refundable Registration Fee of R15 000.00.
  - d) Registration conditions.
9. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at DURBANVILLE on 2023-04-14.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Tel: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/LS/W0037280.

Case No: 2019/44002

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

**In the matter between: NEDBANK LTD (Plaintiff/Execution Creditor) and KHANGELWA KUTA (Defendant/Judgment Debtor)**

## NOTICE OF SALE IN EXECUTION (AUCTION)



**2023-05-18, 10:00, 51-61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg**

In the execution of the judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned matter, a sale will be held of the undermentioned property by THE SHERIFF OF THE HIGH COURT, JOHANNESBURG NORTH at 51-61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg at 10h00 on 18 May 2023 on the conditions read out by the auctioneer prior to the sale, which conditions of sale shall lie for inspection by interested parties at the office of the Sheriff of the High Court, Johannesburg North, 51-61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg of the undermentioned property:

CERTAIN: ERF 915 HOUGHTON ESTATE, CITY OF JOHANNESBURG, PROVINCE OF GAUTENG

MEASURING: 416 (FOUR HUNDRED AND SIXTEEN) SQUARE METRES

HELD: BY DEED OF TRANSFER NUMBER T49681/2016

Zoned: RESIDENTIAL

Situated at: 32 Young Avenue, Houghton Estate, Johannesburg

CERTAIN: ERF 916 HOUGHTON ESTATE, CITY OF JOHANNESBURG, PROVINCE OF GAUTENG

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD: BY DEED OF TRANSFER NUMBER T49681/2016

Zoned: RESIDENTIAL

Situated at: 32A Young Avenue, Houghton Estate, Johannesburg

CERTAIN: ERF 925 HOUGHTON ESTATE, CITY OF JOHANNESBURG, PROVINCE OF GAUTENG

MEASURING: 416 (FOUR HUNDRED AND SIXTEEN) SQUARE METRES

HELD: BY DEED OF TRANSFER NUMBER T49681/2016

Zoned: RESIDENTIAL

Situated at: 33 Saint Peter Road, Houghton Estate, Johannesburg

CERTAIN: ERF 926 HOUGHTON ESTATE, CITY OF JOHANNESBURG, PROVINCE OF GAUTENG

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD: BY DEED OF TRANSFER NUMBER T49681/2016

Zoned: RESIDENTIAL

Situated at: 33 Saint Peter Road, Houghton Estate, Johannesburg

The following information in respect of the properties, which will be sold as one property, is furnished, but in this respect nothing is guaranteed:

The property is zoned as a residential dwelling comprising 1x Main Building comprising 3 x bedrooms, 2 x bathrooms, 1 x kitchen, 3 x living rooms, Garage, Domestic Accommodation, Swimming Pool (none of which is guaranteed).

Take further note that:

1. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff of the High Court, Johannesburg North at 51-61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg.

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

a) Directive of the Consumer Protection Act 68 of 2008.

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

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

c) Payment of Registration Fee of R15,000.00 in cash or 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.

Dated at Johannesburg on 2023-04-26.

Attorneys for Plaintiff(s): Cliffe Dekker Hofmeyr Inc, 1 Protea Place, Sandown, Johannesburg. Tel: 0115621173/083-325-9057. Fax: 0115621673. Attorney Ref: 02030906.

**Case No: 15714/2021**

IN THE MAGISTRATE'S COURT FOR  
(IN THE MAGISTRATE COURT FOR THE MAGISTRIAL DISTRICT OF TSHWANE CENTRAL, HELD AT  
PRETORIA)

**In the matter between: \*.txtand KHANGELWA KUTA (Defendant/Judgment Debtor) AND BUTA ECO MINING (PTY) LTD (REGISTRATION NUMBER: 2020 / 556436 / 07), 1ST DEFENDANT AND SAMUEL SELLE MPHUTHI (IDENTITY NUMBER: 611211 5669 084), 2ND DEFENDANT**

SALE IN EXECUTION

**2023-05-19, 10:00, SUIT 402, LOUGARDIA BUILDING, C/O EMBANKMENT ROAD & HENDRIK VERWOERD DRIVE, CENTURION, GAUTENG, 0157**

IN THE MAGISTRATES COURT FOR THE MAGISTRAL DISTRICT OF TSHWANE CENTRAL, HELD AT PRETORIA

CASE NO: 15714 / 2021

In the matter between: LOUGARDIA (PTY) LTD (REGISTRATION NUMBER: 1975 / 000109 / 07) , PLAINTIFF AND BUTA ECO MINING (PTY) LTD (REGISTRATION NUMBER: 2020/556436/07), 1ST DEFENDANT AND SAMUEL SELLO MPHUTHI (IDENTITY NUMBER: 611211 5669 084), 2ND DEFENDANT  
NOTICE OF SALE IN EXECUTION

IN PURSUANCE of a judgment in the Magistrate's Court for the district of Tshwane Central, Pretoria and warrant of execution dated 14 February 2023, the goods listed hereunder will be sold in execution to the highest bidder on 19 May 2023 at 10h00 at SUIT 402, LOUGARDIA BUILDING, C/O EMBANKMENT ROAD & HENDRIK VERWOERD DRIVE, CENTURION GAUTENG ,0157 namely:

OFFICE:

1. RECEPTIONIST DESK; 2. SAMSUNG PRINTER (CAX6220FX); 3. LEATHER SINGLE SEATER X2; 4. TELEPHONE; 5. WHEEL OFFICE CHAIRS; 6. GLASS SIDE TABLE; 7. RED L-SHAP COUCH; 8. SAMSUNG DESKTOP SCREEN; 9. PICTURE POTRAITS X2; 10. WIFI ROUTER; 11. 1.4M GLASS TABLE; 12. LG MICROWAVE; 13. KETTLE + COMPUTER BOX; 14. BOOK SHELVES + FILE RACK; 15. MASSAGE SPA BED; 16. LEATHER CHAIRS X2; 17. OFFICE DESK (WITH DRAWER); 18. SIDE TROLLEY TABLE; 19. STEAMER; 20. LEATHER CHAIRS (WITH WOOD) X2; 21. OFFICE DESK; 22. MESSAGE SPA BED; 23. GLASS COFFEE TABLE; 24. GLASS SCALE + TAPE

SIGNED AT PRETORIA ON THIS THE 19TH DAY OF APRIL 2023.

(Electronically transmitted therefore unsigned)

JANSEN VAN RENSBURG AND PARTNERS INC., ATTORNEYS FOR THE PLAINTIFF, WJVR LAW CHAMBERS , 58 LYTTTELTON ROAD, CLUBVIEW, CENTURION. Tel: (012) 271 0200. E-mail: nathea@jvranpartners.co.za / lendie@jvrandpartners.co.za REF: MAT 6879 // LA // NATHEA SMITH

TO: THE CLERK OF THE ABOVE, HONOURABLE COURT

AND TO: SHERIFF CENTURION EAST, 33 KERIEBOOM CRESCENT, CENTURION, PRETORIA, GAUTENG. TEL: 012 653 8209/09.

Dated at PRETORIA on 2023-04-26.

Attorneys for Plaintiff(s): JANSEN VAN RENSBURG AND PARTNERS INC., 58 LYTTTELTON ROAD, CLUBVIEW, CENTURION, 0157. Tel: 012 271 0200. Fax: -. Attorney Ref: MAT6879.

**Case No: 89479/2019  
DX 136, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, (Registration Number : 1962/000738/06), Plaintiff, and ROPAFADZO LUYANDA GOZO, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-17, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In terms of a judgement granted on 7 MARCH 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 17 MAY 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG, to the highest bidder, subject to a reserve of R923 000,00 (NINE HUNDRED AND TWENTY THREE THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 486 BELLEVUE EAST TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 495 (FOUR HUNDRED AND NINETY FIVE) square metres Held under Deed of Transfer No. T30114/2004 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : 69 Natal Street, Bellevue East, Johannesburg IMPROVEMENTS MAIN DWELLING : 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms FLATLET 1 : 1 x Bedroom, 1 x Bathroom FLATLET 2 : 1 x Bedroom, 1 x Bathroom, 1 x Kitchen OUTBUILDINGS : 1 x Garage The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : JOHANNESBURG 1. TERMS The

purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) All bidders are required to pay R50 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. (d) Registration Conditions. (e) The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash or bank guaranteed cheque or eft on the date of the sale. (f) 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. (g) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured. (h) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA on 2023-04-25.

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. Tel: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F85813 / TH.

**Case No: 2021/19047  
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 LELOSA:  
HALIEO FELICITY (ID NO. 640526 0820 08 4), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-17, 09:00, 21 HUBERT STREET, WESTGATE JOHANNESBURG**

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 R801 032.55 will be held at the offices of the Acting Sheriff JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE JOHANNESBURG at 9:00 on 17 MAY 2023 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: A UNIT CONSISTING OF SECTION 10 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS347/1985, IN THE SCHEME KNOWN AS AMAROSA VILLAS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT CORLETT GARDENS TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 223 (TWO HUNDRED AND TWENTY THREE) SQUARE METRES IN EXTENT, AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER ST71102/2004. SITUATE AT UNIT 10 AMAROSA VILLAS, 443 CORLETT DRIVE, CORLETT GARDENS also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, dining room, 2 bathrooms, 3 bedrooms, kitchen, 2 shower, 2 toilets. OUT BUILDING: lounge, bathroom, bedroom, shower, toilet, 2 garages 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 Palm ridge. The office of the Sheriff Mr. Ian Burton 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, (URL <http://www.info.gov.za/view/Download?d=99961>) (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R50 000.00- refundable registration fee prior to the commencement of the auction 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 Sheriff PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH.

Dated at BEDFORDVIEW on 2023-04-12.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD BEDFORDVIEW. Tel: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 104114/D GELDENHUYS / LM.

**Case No: 144/2022**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor, and Sello Raymond Mabeba, First Judgment Debtor, Morongwa Eulenda Mabeba, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-18, 10:00, Azania Building, cnr of Iscor Avenue and Iron Terrace, West Park, Pretoria**

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff Soshanguve at Azania Building, cnr Iscor Avenue and Iron Terrace, West Park, Pretoria on Thursday, 18 May 2023 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Soshanguve at 570 Gerrit Maritz Street, Zelda Park Building, Office No. 8A, Pretoria North, who can be contacted on 012 546 0676 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 548 Soshanguve-GG Township Registration Division: JR Gauteng Province Measuring: 450 square metres Deed of Transfer: T14945/2008 Also known as: 6905 Thibang Street, Soshanguve alternatively 548 Soshanguve-GG. Magisterial District: Tshwane North Improvements: Main Building: 3 bedrooms, 1 bathroom, lounge, dining room, kitchen, tile roof. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration conditions.

Dated at Pretoria on 2023-04-24.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6911.

**Case No: 23906/2019  
Docex 24, Brooklyn**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Reg number: 1962/000738/06) Plaintiff, and DIAU PHILLIP MABULA (Id Number: 760821 5646 08 7) Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-18, 10:00, Sheriff Vereeniging at their offices situated at 91 General Hertzog, Three Rivers, Vereeniging**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF an Order granted in favour of the Plaintiff on 26 November 2019, in terms of which the immovable property has 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 Vereeniging at their offices situated at 91 General Hertzog, Three Rivers, Vereeniging on 18 May at 10h00,

which is more fully described as: ERF 417 STEELPARK TOWNSHIP REGISTRATION DIVISION: I.Q. GAUTENG PROVINCE, MEASURING: 999 (NINE HUNDRED AND NINETY NINE) SQUARE METERS HELD BY DEED OF TRANSFER: T19317/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED (SITUATED AT: 3 CALCIUM STREET, STEELPARK, VEREENIGING). 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 3x Bedrooms 2x Bathrooms OUTBUILDING: 2x Garages 1. The property is the immovable property of the Defendant which is located in the Magisterial District of Emfuleni. 2. A reserve price for the sale in execution of the immovable property is set at R529 000.00 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R10 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 Vereeniging at their offices situated at 91 General Hertzog, Three Rivers, Vereeniging. 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 TIM DU TOIT & CO INC. 33 THE VALLEY ROAD CNR. JAN SMUTS AVENUE WESTCLIFF, JOHANNESBURG TEL: (011) 274-9800 FAX: (011) 646-6443.

Dated at PRETORIA on 2023-03-20.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Tel: 012 470 7537 . Fax: 012 470 7766. Attorney Ref: EB FARO-ADAMS/xt/PN5181.

**Case No: 46648/2017**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff, and MADIMO ERNEST MAMOSEBO (Identity Number: 821104 5901 08 4) First Defendant; SIPHOKAZI KETYE (Identity Number: 850203 0795 08 9) Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 10:00, SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R475,643.00 (FOUR HUNDRED AND SEVENTY FIVE THOUSAND SIX HUNDRED AND FORTY THREE RAND) will be held at SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 on 25 MAY 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 prior to the sale. ERF 11090 TEMBISA EXTENSION 26 TOWNSHIP REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG MEASURING 252 (TWO HUNDRED AND FIFTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NO. T79066/2015 also known as ERF 11090 TEMBISA EXTENSION 26 (11090 MAPHANGA COVE, TEMBISA) the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 2 BATHROOM. OUTBUILDING: TOILET. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1. 4. Advertising cost at



current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration for auction is open the day before from 09:30 to 13:00 and close on the day of the auction no exceptions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood, Pretoria Ref: Lenell Lee.

Dated at SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B SEIMENIS / S Erasmus/ MAT: 11567.

**Case No: 21650/2021  
DX 136, PRETORIA**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff, and NTEPE  
DUNCAN MAMPURU, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-19, 09:30, OFFICE OF THE SHERIFF OF THE HIGH COURT, 1281 CHURCH STREET, HATFIELD,  
PRETORIA**

In terms of a judgment granted on 27 AUGUST 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 19 MAY 2023 at 09h30 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG, subject to a reserve of R620 374,00 (SIX HUNDRED AND TWENTY THOUSAND THREE HUNDRED AND SEVENTY FOUR RAND). DESCRIPTION OF PROPERTY A Unit consisting of - (a) Section No. 12 as shown and more fully described on Sectional Plan No. SS50/1981, in the scheme known as FORD'S VILLAGE NO 4 in respect of the land and building or buildings situated at BOKSBURG SOUTH EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 102 (ONE HUNDRED AND 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 the Judgment Debtor in his name by Deed of Transfer Number ST18727/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : No. 12 Ford's Village No. 4, President Brand Street, Boksburg South, Extension 1 MAGISTERIAL DISTRICT : BOKSBURG IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Carport, 1 x Storeroom 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 guarantee 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, 182 LEEUWPOORT STREET, BOKSBURG. 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 registration fee of R15 000,00 by way of 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 on 2023-04-21.

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. Tel: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / CLF8854 / TH.



Case No: 63300/2021  
DX 136, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, (Registration Number : 1962/000738/06), Plaintiff, and BONGANI REGINALD MNCWANGO, First Defendant and ANGELINE THEMBISILE MNCWANGO, Second Defendant**

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

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

In terms of a judgment granted on 17 JUNE 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on TUESDAY 16 MAY 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF JOHANNESBURG SOUTH, SHOP NO. 2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, SUBJECT TO A RESERVE PRICE OF R509 454.00 (FIVE HUNDRED AND NINE THOUSAND FOUR HUNDRED AND FIFTY FOUR RAND). DESCRIPTION OF PROPERTY PORTION 59 OF ERF 3034 NATURENA EXTENSION 21 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG IN EXTENT 273 (TWO HUNDRED AND SEVENTY THREE) square metres HELD BY DEED OF TRANSFER T60022/2004 Street address : 25 Harper Street, Lenaron A/H, Naturena Extension 21 MAGISTERIAL DISTRICT : JOHANNESBURG IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 2 x Toilets The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be 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, SHERIFF JOHANNESBURG SOUTH, SHOP NO. 2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW 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 registration fee of R50 000,00 - EFT only. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA on 2023-04-25.

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. Tel: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / MAT12264 / TH.

Case No: 27252/2018

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD (Registration Number: 2013/222429/07)  
Applicant/Plaintiff and MOFOKENG: THLORISO PAULUS Respondent/Defendant (ID: 850521 5860 081)**

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

**2023-05-22, 10:00, GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 25TH day of APRIL 2022 in terms of which the following property will be sold in execution on the 22nd day of MAY 2023 at 10:00 by GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON to the highest bidder with reserve of R475 000.00: PORTION 114 OF ERF 4413 ROODEKOP EXTENSION 21 TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG IN EXTENT 300 (THREE HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER T44072/2014 SUBJECT TO THE CONDITIONS CONTAINED THEREIN; ("the property") SITUATED AT: PORTION 114 OF ERF 4413, ROODEKOP, EXTENSION 21. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING : DINING ROOM,

KITCHEN, 3 BEDROOMS, BATHROOM, GARAGE OUTBUILDING : BEDROOM, BATHROOM (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 sheriff's office GERMISTON SOUTH. The offices of the Sheriff for GERMISTON SOUTH 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 R20 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

Dated at SANDTON on 2023-04-14.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Attorney Ref: J BOTHA/HOU82/0093.

**Case No: 47163/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Execution Creditor/Plaintiff  
and WALTER JOMIYANE MOGANE Execution Debtor/Defendant (Id No: 760423 5518 083)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-18, 10:00, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREETS, PROTEA NORTH**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 18th of OCTOBER 2022 in terms of which the following property will be sold in execution on 18th MAY 2023 at 10h00 by the SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREETS, PROTEA NORTH to the highest bidder with reserve of R295 000.00: ERF 1947 SENAOANE TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT 258 (TWO HUNDRED AND FIFTY EIGHTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T2381/2008. SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN. SITUATED AT: STAND 1947 INSUZE STREET, SENAOANE ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 1XLounge, 1XKITCHEN, 2XBEDROOMS, 1XBATHROOM, 1XGARAGE (OUTBUILDING) FLATLET: 1XBEDROOM, 1XBATHROOM, 1XKITCHEN (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office SOWETO WEST. The offices of the Sheriff for SOWETO WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of

Sale which may be inspected at the offices of SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPi STREETS, PROTEA NORTH.

Dated at SANDTON on 2023-03-31.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Attorney Ref: J BOTHA/HOU82/0093.

**Case No: 2979/2020  
DOCEX 20**

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

**In the matter between: FIRSTRAND BANK LIMITED PLAINTIFF and PETRUS MOKOENA 1st DEFENDANT  
AND MBONISENI WINNIE MATHIVHA 2nd DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 08:00, SHERIFF, 20 RIEMLAND STREET, SASOLBURG**

In pursuance of a judgment granted by the Free State High Court, Bloemfontein, Republic of South Africa on 18 February 2021 and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution by way of an auction on THURSDAY, 25 MAY 2023 at 08h00 by the SHERIFF for the High Court SASOLBURG at THE OFFICE OF THE SHERIFF, 20 RIEMLAND STREET, SASOLBURG, to the highest bidder namely: DESCRIPTION: CERTAIN: ERF 22680 ZAMDELA, EXT 17, SASOLBURG, PROVINCE FREE STATE, also known as 22680 ZAMDELA, and registered in the names of PETRUS MOKOENA and MBONISENI WINNIE MATHIVHA and zoned for residential purposes; MEASURING: 340 (THREE HUNDRED AND FORTY) m<sup>2</sup> HELD BY VIRTUE OF: DEED OF TRANSFER T6146/2017 SUBJECT TO certain conditions and servitudes; The improvements on the property in respect of which nothing is guaranteed consist of: A MAIN BUILDING: Comprising of a plastered brick structure house with tile roof, 3 bedrooms, bathroom, main bedroom has a shower and toilet, dining room, kitchen, wired fencing. TERMS: The purchaser shall pay 10% of the purchase price, to the Sheriff immediately after the sale, the balance to be secured by a Bank or Building Society guarantee within 14 (FOURTEEN) days after the sale. The sale shall be subject to the provisions of the High Court Act and -Rules. The full and complete conditions of sale will be read out by the Sheriff shortly before the sale and is available for perusal at the office of the Sheriff or at the Plaintiff's attorneys and can be viewed during office hours. TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained in the above court; 2. Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF OF THE HIGH COURT SASOLBURG, 20 RIEMLAND STREET, SASOLBURG; 3. Registration as a buyer, subject to certain conditions 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 with regard to identity & address particulars; 3.3 Payment of registration money; 3.4 Registration conditions; 3.5 Registration amount is R5 000.00. 4. The office of the SHERIFF SASOLBURG will conduct the sale with auctioneer DAVID LEKGUA SEGWANA; 5. Advertising costs at current publication tariffs & sale costs according to Court Rules will apply. A PRINSLOO ATTORNEY FOR PLAINTIFF (An attorney who has the right to appear in the High Court of South Africa, the Supreme Court of Appeal and the Constitutional Court, in terms of Section 114 (5) of the Legal Practice Act, No. 28 of 2014).

Dated at BLOEMFONTEIN on 2022-03-23.

Attorneys for Plaintiff(s): A PRINSLOO ATTORNEY FOR PLAINTIFF (An attorney who has the right to appear in the High Court of South Africa, the Supreme Court of Appeal and the Constitutional Court, in terms of Section 114 (5) of the Legal Practice Act, No. 28 of 2014), HONEY ATTORNEYS, 1ST FLOOR, HONEY CHAMBERS, NORTHRIDGE MALL, KENNETH KAUNDA ROAD, P. O. BOX 29 BLOEMFONTEIN. Tel: 051 403 6600. Fax: 086 572 3034. Attorney Ref: A PRINSLOO/fk/I31812.

**Case No: 17111/2020  
021 782 0136**

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

**In the matter between: Firststrand Bank Limited, PLAINTIFF and BUKANI GLADWELL MQAMBELI N.O. EXECUTOR IN THE ESTATE LATE THEMBEKA ETHEL BATALA (formerly MQAMBELI) estate no 001442/2019, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-23, 11H00, Unit B5, Coleman Park, Coleman Street, Elsies River**

In execution of a Judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit, a sale with reserve in the sum of R986 756.00 will be held as above mentioned of the undermentioned property of the defendant

Erf 112871, Cape Town at Cape Flats Situate in the City of Cape Town, Cape Division Western Cape In extent : 589 square metres held by: Deed of Transfer No. T97016/2002 ("property") Also known as: 16 Russel Street, Montana ,The following information is furnished but not guaranteed: Freestanding single storey, plastered walls, larvey tiles, tile and laminated floors, lounge, diningroom, 4 bedrooms, kitchen, 1 bathroom with toilet 2 showers, 2 toilets, concrete and vibrecrete fenced, boundry, general residential zoning, concrete paving and grass.

condition of sale:

1. 10% (ten per centum) of the purchase price in cash, EFT payment or bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be furnished within 14(fourteen) days from date of the sale.

2. The Purchasers shall, immediately on demand by the sheriff, pay the sheriffs commission as follows: 6%(six percentum) on the first R100 000.00 of the sale price; and thereafter; 3.5% (three comma five percentum) on R100 001.00 to R400 000.00 of the sale price; and thereafter; 1.5% (one comma five percentum) on the balance of the proceeds of the sale; provided that the minimum amount commission payable shall be R3 000.00 and the maximum R40 000.00 plus vat

3. The rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff Goodwood at the address being; Unit B5, Coleman Park, Coleman Street, Elsies River telephone number 021 592 0140.

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

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

3.c FICA- legislation: requirement: proof of ID and residential address

3.d Registration conditions.

Dated at FISH HOEK on 2023-04-24.

Attorneys for Plaintiff(s): Lindsay & Waters, Number 16, 7th Avenue, Fish Hoek. Tel: 021 782 0136. Fax 0866152829. Attorney Ref: PM Waters Oosthuizen.

**Case No: D4239/2018**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff, and VERNON TYTUS NAIDOO (Identity Number: 780216 5169 08 9) Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-23, 10:00, SHERIFF CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH**

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 R800,000.00 (EIGHT HUNDRED THOUSAND RAND) will be held at SHERIFF CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH on 23 MAY 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH prior to the sale. DESCRIPTION: REMAINDER OF ERF 207 UMHLATUZANA, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 785 (SEVEN HUNDRED AND EIGHTY FIVE) SQUARE METERS, HELD BY DEED OF TRANSFER NO. T38473/2015; PHYSICAL ADDRESS: 21-32nd AVENUE UMHLATUZANA TOWNSHIP, UMHLATUZANA (MAGISTERIAL DISTRICT OF CHATSWORTH) IMPROVEMENTS: LOUNGE, 2 KITCHENS, 5 BEDROOMS, 3 BATHROOMS. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND ARE "VOETSTOOTS" ZONING: RESIDENTIAL THE FULL CONDITIONS OF SALE MAY BE INSPECTED AT THE SHERIFF'S OFFICE 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH. 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, pursuant to a judgment obtained in the above court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at 239 Lenny Naidu Drive, Bayview, Chatsworth, 24 hours prior to the auction. 3. Registration As

Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.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. (c) Please further note that individuals wanting to attend the auction must arrive for registration before 10h00 and that no person is allowed to enter the auction room after 10h45. 4. The auction will be conducted by the office of the SHERIFF FOR CHATSWORTH with auctioneer MS LT HLOPHE, MRS P CHETTY AND N NXUMALO. 5. Advertising cost at current publication rate and sale costs according to 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 EFT 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 of the High Court SHERIFF CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW. 11. Any person bidding for a property on behalf of another person or body is required by law to produce such person or body's written authorisation to do so. Such Power of Attorney is to be submitted in writing prior to starting the bid. When signing the Conditions of Sale, the individual/representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorney will form part of the signed agreement of sale. If buying on behalf of another an original Power of Attorney must be submitted before bidding starts. This power of attorney must inter alia contain i. The full names or name of the institution giving Power of Attorney, together with ID number or CK number, whichever is applicable. ii. The full address of the person/institution mentioned in point 1 above iii. The full names and ID number of the person given the Power of Attorney who will purchase at the auction on behalf of the principal; iv. The full address of the person mentioned in point 3 above v. The full description (title deed) of the property on which the Power of Attorney may be exercised. 12. The individual who will purchase at the auction on behalf of the principal produce his ID document at the sale. Strict Covid 19 Government Regulations apply. We have the right to disallow persons that do not adhere to the Regulations. C/O COLEMAN MSOMI ATTORNEYS Suite 4 Clarins House 11 Linden Road Essenwood Berea Tel: (083) 965 1648 Ref: CM0093 Email: [law@cmcoleman.co.za](mailto:law@cmcoleman.co.za).

Dated at SANDTON on 2023-04-24.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B Seimenis / S Erasmus / MAT: 17108.

**Case No: 50807/2021**

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

**In the matter between: ABSA BANK LIMITED Plaintiff/Execution Creditor, and NKUTA: RICHARD JABULANI (ID NO.: 760221 5577 087) Defendant/Execution Debtor**

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

**2023-05-19, 10:00, SHERIFF ROODEPOORT SOUTH AT 10 LIEBENBERG STREET, ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 07 APRIL 2022 in terms of which the following property will be sold in execution on 19th of MAY 2023 at 10:00 by the SHERIFF ROODEPOORT SOUTH AT 10 LIEBENBERG STREET, ROODEPOORT to the highest bidder with court reserve R600 000.00: ERF 241 DOBSONVILLE GARDENS, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG IN EXTENT: 286 (TWO HUNDRED AND EIGHTY SIX) SQUARE METRES Held by Deed of Transfer No T49456/2003 SITUATED AT: 6 HONEYSUCKLE STREET, DOBSONVILLE GARDENS ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINNING ROOM, STUDY ROOM, 3 BEDROOMS, KITCHEN, PANTRY, SCULLERY, LAUNDRY, BATHROOM, TOILET. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance



against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, ROODEPOORT SOUTH. The office of the SHERIFF ROODEPOORT SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT.

Dated at SANDTON on 2023-04-01.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Attorney Ref: CMICHAEL/AM/ABS697/2174.

**Case No: 22473/2021**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF, and REGAN BRENDON PIERCE, IDENTITY NUMBER: 720803 5171 08 3, LAVERNE CARMEL PIERCE, IDENTITY NUMBER: 760906 0147 08 0, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-23, 11:00, RHODES STREET, KENSINGTON B, RANDBURG**

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 22473/2021 dated the 28 JULY 2021 and writ of attachment be sold to the highest bidder without a reserve as per court order dated 14 December 2022 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF RANDBURG SOUTH WEST AT UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, GRAIGHALL ON 23 MAY 2023 AT 11:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF RANDBURG SOUTH WEST AT UNIT 7 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, GRAIGHALL 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 5 in the scheme known as Lakeview, situated at Windsor Township, Measuring 101 (one hundred and one) Square Metres, held by Deed of Transfer no. ST65974/2015 also known as: Unit 5, door no. 5, Lakeview, 33 Queens Avenue, Windsor Improvements: Lounge, Dining Room Tv. Room, Kitchen, 3 Bedrooms, 2 Bathrooms, Garage.

Dated at SANDTON on 2023-04-01.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Tel: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT13114.

**Case No: 546/2022**  
**Docex 3, Brits**

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

**In the matter between: SEASONS SPORT AND SPA ECO GOLF ESTATE HOME OWNER'S ASSOCIATION NPA, (REGISTRATION NUMBER: 2006/038768/08), EXECUTION CREDITOR, AND ECHO ZONE INVESTMENTS 2003 (PTY) LTD, (REGISTRATION NUMBER: 2011/002752/07), 1st EXECUTION DEBTOR AND MPHO RAMATLOTLO KAU (IDENTITY NUMBER: 690211 5734 080), 2nd EXECUTION DEBTOR**



## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-15, 09:00, 62 LUDORF STREET, BRITS**

In execution of a judgment of the Magistrates Court for the District of Madibeng in the abovementioned suit, a sale will be held by the Sheriff Brits, 62 LUDORF STREET, BRITS, will be put up to auction on MONDAY, 15 MAY 2023 at 09h00 of the undermentioned property of the defendant subject to the conditions of sale which are available for inspection at the Sheriff's Offices, Brits, during office hours.

ERF 335 SITUATED AT BUSHVELD VIEW ESTATE EXT 8, NORTH-WEST, REGISTRATION DIVISION JQ;  
MEASURING 906.000 SQM:

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER T31539/2008;  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

THE PROPERTY IS ZONED AS RESIDENTIAL: VACANT LAND

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

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 before the auction at the office of the Sheriff Brits.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - b) FICA-legislation i.r.o. proof of identity and address particulars;
  - c) Payment of a registration fee of R20 000.00 in cash;
  - d) Registration conditions.

Dated at BRITS on 2023-04-18.

Attorneys for Plaintiff(s): LANGENHOVEN PISTORIUS MODIHAPULA ATTORNEYS, 59 PIENAAR STREET, BRITS. Tel: 012 252 3413. Fax: -. Attorney Ref: G BEYERS/rm/DEB3079/CS244.

**Case No: 2017/16484  
DOCEX 125, JHB**

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

**In the matter between: Absa bank Limited, Plaintiff, and Dintle Andrew Maloisane, 1st Defendant,  
Pertunia Raisibe Maloisane, 2nd Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-05-22, 10:00, 4 Angus Street, Germiston South**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 09 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 GERMISTON SOUTH on 22 MAY 2023 at 10:00 at 4 ANGUS STREET, GERMISTON SOUTH, to the highest bidder without a reserve.

CERTAIN: PORTION 28 OF ERF 4676 ROODEKOP EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 182 (ONE HUNDRED AND EIGHTY TWO) SQUARE METRES;

HELD: Under Deed of Transfer T24585/2009;

SITUATE AT: 4676/28 LUVUYO STREET, ROODEKOP EXT. 21, GERMISTON;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 4676/28 LUVUYO STREET, ROODEKOP EXT. 21, GERMISTON consists of: Living room, 3 x Bedrooms, 1 x Bathroom, Kitchen, OUTBUILDING: 1 x Bedroom and 1 x 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 GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON SOUTH, GERMISTON. The SHERIFF GERMISTON SOUTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of Monies.

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 GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON SOUTH, GERMISTON, during normal office hours Monday to Friday, Tel: 011 873 4142/3, 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/MAT28329).

Dated at JOHANNESBURG on 2023-03-28.

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. Attorney Ref: JE/mm/MAT28329.

**Case No: 2021/58815  
DOCEX 125, JHB**

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 Keegan Wesley Paul, Plaintiff**

**NOTICE OF SALE IN EXECUTION**

**2023-05-23, 10:00, Shop 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 06 SEPTEMBER 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 JOHANNESBURG SOUTH on 23 MAY 2023 at 10:00 at SHOP 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW, to the highest bidder with a reserve price of R500 000.00.

CERTAIN: SECTION NO. 11 as shown and more fully described on Sectional Plan no. SS140/2001 in the scheme known as K-CEE MANOR in respect of the land and building or buildings situate at LIEFDE-EN-VREDE EXTENSION 1 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 70 (seventy) 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 ST20586/2018;

SITUATE AT: UNIT 11, K-CEE MANOR, SWEMPIE CRESCENT, LIEFDE-EN-VREDE EXT 1

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 11, K-CEE MANOR, SWEMPIE CRESCENT, LIEFDE-EN-VREDE EXT 1 consists of: Lounge, Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x Toilet, Carport and Swimming Pool (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 JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A THOMAS and/or P. ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

Advertising costs at current publication rates and sale costs according

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW, during normal office hours Monday to Friday, Tel: 0116800352, 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/MAT41236)..

Dated at JOHANNESBURG on 2023-03-28.

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. Attorney Ref: JE/mm/MAT41236.

**Case No: 25919/2022**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor, and Koos Bhuti Shabalala, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-18, 09:00, 180 Princess Avenue, Benoni**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Benoni, 180 Princess Avenue, Benoni on Thursday, 18 May 2023 at 09h00. Full conditions of sale can be inspected at the Sheriff Benoni at 180 Princess Avenue, Benoni, telephone number (011)420-1050. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 3234 Etwatwa Ext 12 Township Registration Division: IR Gauteng Province Measuring: 312 square metres Deed of Transfer: T23772/2020 Also known as: 3234 - 21st Street, Etwatwa Ext 12, Benoni. Magisterial District: Ekurhuleni South East Improvements: Main Building: 3 bedrooms, 2 bathrooms, lounge, kitchen. Outbuilding: 1 garage. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions.

Dated at Pretoria on 2023-04-24.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F7024.

**Case No: 452/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff/Applicant, and SHANE ARCHIE SMITH (Identity Number: 760404 5079 086) 1st Defendant/Respondent and BIANCA KIM SMITH (Identity Number: 810626 0162 08 3) 2nd Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-24, 09:00, SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R1,600,000.00 (ONE MILLION SIX HUNDRED

THOUSAND RAND) will be held at SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH on 24 MAY 2023 at 09H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH prior to the sale. ERF 1171 BRACKENHURST EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.R PROVINCE OF GAUTENG MEASURING 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRE HELD BY DEED OF TRANSFER NO. T5777/2019 also known as 12 VAN TROMP STREET, BRACKENHURST EXTENSION 1 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, FAMILY ROOM, STUDY, 4 BEDROOMS, 2 BATHROOMS AND 4 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration fee in the amount of R25,000.00 (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. C/O LEE ATTORNEYS 51 Elandslaagte Straat 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. Tel: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B Seimenis / S Erasmus / MAT: 14349.

**Case No: 67659/2017**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Maria Tshitemba, First Judgment Debtor, Molatlhegi David Tshitemba (surety), Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-16, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park, Johannesburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park, Johannesburg on Tuesday, 16 May 2023 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park, Johannesburg and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 591 Mondeor Township Registration Division: IR Gauteng Measuring: 892 square metres Deed of Transfer: T76109/2001 Also known as: 220 Boswell Avenue, Mondeor, Johannesburg. Magisterial District: Johannesburg Central Improvements: Main Building: 4 bedrooms, 2 bathrooms, 2 toilets, family room, study, entrance, 2 lounges, dining room, kitchen. Outbuilding: 2 garages, 1 bedroom, 1 bathroom, 1 toilet. Other: Swimming pool, carport, lapa, burglar proofing, paving, brick and plaster walling. Zoned: Residential Take further notice that: 1. This 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 against the Defendant for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to, A maximum commission of R 40 000.00 plus VAT and a minimum commission of R 3 000.00 plus VAT. 3. 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 with 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale,

payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park, Johannesburg. 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 a Refundable Registration Fee of R 30 000.00 via EFT prior to commencement of the auction in order to obtain a buyer's card. iv. Registration for auctions is open a day before from 09h00 to 13h00, and closes at 09h30 on the day of auction v. Registration conditions The auction will be conducted by the Sheriff, Mr Indran Adimoolum. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria on 2023-04-24.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F5688.

**Case No: 27760/2021**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LIMITED Applicant/Respondent (Registration No. 2013/222429/07) and VALASHIYA: SIBUSISO GIVEN 1st Respondent/Defendant (ID: 811124 5680 084) and NDALA: ZANDILE BENEDICTHER 2nd Respondent/Defendant (ID: 840225 0851 086)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-17, 09:00, SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 07TH day of JUNE 2022 in terms of which the following property will be sold in execution on the 17th day of MAY 2023 at 09:00 by SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE. to the highest bidder with reserve of R660 000.00: ERF 120 MOFFAT VIEW EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 600 (SIX HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T049939/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: ERF 120 - 39 ALSTON ROAD, MOFFAT VIEW - EXTENSION 4, ALBERTON ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING : LOUNGE, DINING ROOM, KITCHEN, 2BATHROOMS, 3XBEDROOMS, ENTRANCE HALL OUTBUILDING : LOUNGE, BEDROOM, CARPORT, 1 FLAT. (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 sheriff's office SHERIFF WYNBERG SOUTH The offices of the Sheriff for SHERIFF WYNBERG SOUTH 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 offices of SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE.

Dated at SANDTON on 2023-04-03.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Fax: -. Attorney Ref: J BOTHA/AM/HOU82/0299.



Case No: 61291/2020  
DX 136, PRETORIA

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED**, (Registration Number : 1962/000738/06), Plaintiff, and **LERATO PETUNIA ZONDI**, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-19, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT**

In terms of a judgment granted on 25 MAY 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 19 MAY 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH 10 LIEBENBERG STREET, ROODEPOORT, subject to a reserve of R460 000,00 (FOUR HUNDRED AND SIXTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 2232 FLEURHOF EXTENSION 26 TOWNSHIP REGISTRATION DIVISION I.Q., GAUTENG PROVINCE MEASURING : 212 (TWO HUNDRED AND TWELVE) square metres HELD BY THE DEFENDANT IN HER NAME BY DEED OF TRANSFER T30969/2014 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : 36 Drumstick Street, Fleurhof MAGISTERIAL DISTRICT : ROODEPOORT IMPROVEMENTS 1 x Lounge, 3 x Bedrooms, 1 x Kitchen, 1 x Bathroom, 1 x 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". 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 guarantee 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, ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT. 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 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 on 2023-04-25.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Tel: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F79072 / TH.

Case No: 29880/2021

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

In the matter between: **SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED** Plaintiff, and **NKOSINATHI MICHAEL ZUMA** (Identity Number: 830306 5246 08 4) First Defendant and **TSHAMELENI IRENE VUKEYA** (Identity Number: 841123 0873 08 6) Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-19, 10:00, SHERIFF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, JOHANNESBURG) in the abovementioned suit, a sale with a reserve in the amount of R331,857.63 (THREE HUNDRED AND THIRTY ONE THOUSAND EIGHT HUNDRED AND FIFTY SEVEN RAND AND SIXTY THREE CENTS) will be held at SHERIFF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT on 19 MAY 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT prior to the sale. 1. A unit consisting of: 1.1. Section no 83 as shown and more fully described on sectional plan no SS33/2016 in the scheme known as WATERSEDGE in respect of the land and building or buildings situated 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 1.2. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by deed of transfer no ST6582/2016 and subject to such conditions as set out therein. also known as UNIT 83 WATSEEDGE, 67 TONNEL AVENUE FLEURHOF EXT 24 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, BATHROOM, KITCHEN. 2 BEDROOMS. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1,5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT.

Dated at SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B Seimenis / S Erasmus / MAT: 15434.

**Case No: 65225/2019**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and TEBOGO CAIPHUS NDALA, ID: 850929 5370 08 6, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 10:00, NO 1 FIRST STREET, CULLINAN**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 13 August 2021 and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, CULLINAN / MAMELODI, on the 25 May 2023 at 10:00 at the Sheriff's office, NO 1 FIRST STREET, CULLINAN, subject to a reserve price of R209,994.56: CERTAIN: ERF 320 MAHUBE VALLEY TOWNSHIP REGISTRATION DIVISION J.R.; THE PROVINCE OF GAUTENG; In extent 361 (THREE HUNDRED AND SIXTY ONE) Square metres; HELD BY DEED OF TRANSFER NUMBER 26166/11 ("the Property"); also known as 3 MIHLOTI STREET, MAHUBE VALLEY the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 2 X BEDROOMS 1 X BATHROOM 1 X KITCHEN 1 X DINING ROOM. 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 CULLINAN / MAMELODI at NO 1 FIRST STREET, CULLINAN. The Sheriff CULLINAN / MAMELODI, 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 way of 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 CULLINAN / MAMELODI during normal working hours Monday to Friday..

Dated at KEMPTON PARK on 2023-03-27.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Tel: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12504.

Case No: 24068/2019

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

**In the matter between: HBZ BANK LIMITED, Execution Creditor and DELICIA FOODS INDUSTRIES (PTY) LTD (Registration number: 2013/127396/07) First Execution Debtor, HUMA ABRAR (Identity number: 710208 0983 080) Second Execution Debtor, NUCCI INTERNATIONAL TRADING CC (Registration number: CK1998/057567/23) Third Execution Debtor, MUHAMMAD ABRAR, (Identity number: 661225 6835 089) Fourth Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-17, 09:00, 21 Hubert Street, Westgate, Johannesburg**

A SALE IN EXECUTION of the undermentioned property is to be held by the Sheriff of the High Johannesburg East at the Sheriff's Office, 21 Hubert Street, Westgate, Johannesburg on WEDNESDAY, 17 MAY 2023 at 09H00. Full conditions of sale can be inspected at the Acting Sheriff of the High Court Johannesburg East at the Sheriff's Office Palm Ridge, 39a Louis Trichardt Street, Alberton North, Tel: (010) 010 8040 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements to the property. Property: Erf 24, Droste Park Extension 1 Township Registration Division: IR Gauteng, Measuring: 1528 square metres, Deed of Transfer: T20035/2011 Also known as 6 Main Reef Road, Droste Park, Johannesburg The property is zoned for Industrial / Warehouse purposes. Take further notice that: 1. This 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 against the Defendants for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00; b) 3.5% on R 100 000.00 to R 400 000.00; c) 1.5% on the balance of the proceeds of the sale subject to A maximum commission of R 40 000.00 plus VAT - and a minimum commission of R 3 000.00 plus VAT. 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Acting Sheriff of the High Court Johannesburg East at the Sheriff's Office Palm Ridge, 39a Louis Trichardt Street, Alberton North. REGISTRATION AS BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: · Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) · FICA - legislation i.ro. proof of identity and address particulars · Payment of a Refundable Registration Fee of R 10 000.00 prior to commencement of the auction in order to obtain a bidders' card. · Registration conditions The auction will be conducted by the Acting Sheriff, I Burton, or the appointed deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. Dockrat Inc Attorneys Attorneys for Execution Creditor 70 Melville Road Suite 605, 6th Floor, Illovo Central Tel: 011 618 2247 Ref. HBZ1/0020/AHMED SULIMAN.

Dated at JOHANNESBURG on 2023-04-20.

Attorneys for Plaintiff(s): DOCKRAT INC ATTORNEYS, 70 MELVILLE ROAD, ILLOVO, SANDTON. Tel: 0116182247. Fax: -. Attorney Ref: HBZ1/0020- AHMED SULIMAN.

Case No: 49847/2020

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF, AND MADIGANENG SALOME EDITH APHANE ID: 780729 0277 08 7, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 10:00, NO 1 FIRST STREET, CULLINAN**

## NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 26 April 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, CULLINON / MAMELODI, on the 25 May 2023 at 10:00 at the Sheriff's office, NO 1 FIRST STREET, CULLINAN, subject to a reserve price of R398,402.17: CERTAIN: ERF 19925 MAMELODI TOWNSHIP; REGISTRATION DIVISION J.R.; THE PROVINCE OF GAUTENG; In extent 198 (ONE HUNDRED AND NINETY EIGHT) Square metres; HELD BY DEED OF TRANSFER NUMBER T44057/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property"); also known as 19925 CHEETAH STREET, MAMELODI EAST, PRETORIA the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 2 X BEDROOMS 1 X BATHROOM 1 X KITCHEN 1 X LOUNGE. 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 CULLINON / MAMELODI, at NO 1 FIRST STREET, CULLINAN. The Sheriff CULLINON / MAMELODI, 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 way of 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 CULLINON / MAMELODI during normal working hours Monday to Friday.

Dated at KEMPTON PARK on 2023-03-27.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Tel: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12839.

**Case No: 2022/8322**

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

**In the matter between: Firststrand Bank Limited, PLAINTIFF, AND Abraham, Alexandra Ornella, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-23, 11:00, Sheriff Randburg South West, 410 Jan Smuts Avenue, Burnside Island, Building 7, 1st Floor, Craighall**

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 23 May 2023 at 11H00 at Sheriff's Office Randburg South West, 2410 Jan Smuts Avenue, Burnside Island, Building 7, 1st Floor, Craighall of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: a Unit consisting of Section No. 45 as shown and more fully described on Sectional Plan No. SS996/1998, in the scheme known as Pied A Terre in respect of the land and building or buildings situated at Ferndale Township-Local Authority: City of Johannesburg Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 40 (forty) 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 judgment debtor under Deed of Transfer ST563/2018; Physical address: 45 Pied A Terre, 436 Long Street, Ferndale, Randburg, Gauteng. The following information is furnished, though in this regard nothing is guaranteed:

Improvements: 1 x lounge, 1 x kitchen, 1 x bedroom, 1 x bathroom, 1 x WC, 1 x carport, 1 x balcony.

Terms: The sale is with reserve price of R300,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.

Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at Randburg South West, 410 Jan Smuts Avenue, Burnside Island, Building 7, 1st Floor, Craighall.

Dated at HydePark on 2023-03-15.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Tel: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bw/FF004150.

**Case No: 20183/2022**

IN THE HIGH COURT OF SOUTH AFRICA  
(JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF, AND BAPHICILE QUEENETH MAGWAZA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1.**

A Sale in execution will be held by the Sheriff of The High Court, Sheriff Kempton Park & Tembisa on 25th day of May 2023 at 10h00 at 5 Anemoon Street, Glen Marais, Extension 1, of the Defendant's property, described below with the reserve price of

R 400 076.00.

ERF 120 ESSELEN PARK EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 241(TWO HUNDRED AND FORTY-ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T27134/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

(SITUATED AT 120 ROAD, ESSELEN PARK, EXTENSION 1) ("the Property")

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

A dwelling consisting of: 4 X Bedrooms, 2 X Bathrooms, 1 X TV/Living Room, 1 X Dining room, 1 X Lounge, 1 X Kitchen, 1 X Garage

Inspect conditions of Sale at The Sheriff's Office, Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais, Extension 1.

Dated at JOHANNESBURG on 2023-04-17.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel: 011 028 1258. Fax: 011 312 83250. Attorney Ref: KHUTSO NKUNA.

**Case No: 21527/2022**  
**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 TIYANI BEVIS SAMBO (IDENTITY NUMBER: 8710245642083), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 10:00, Sheriff of the High Court Vereeniging at 91B General Hertzog Street, Vereeniging**

In pursuance of a judgment and warrant granted on 7 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 25 May 2023 at 10:00 by the Sheriff of the High Court Vereeniging at 91B General Hertzog Street, Vereeniging to the highest bidder:- CERTAIN: ERF 293 SAVANNA CITY SITUATED: 293 Tinus Street East, Savanna City, Albertyn, 1984 MAGISTERIAL DISTRICT: Midvaal REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG MEASURING: 280 (TWO HUNDRED AND EIGHTY) 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: 2 x Bedrooms; 1 x Kitchen; 1 x Lounge; 1 x Bathroom. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, Tiyani Bevis Sambo (IDENTITY NUMBER: 8710245642083), under his name under Deed of Transfer No. T33183/2020. The full conditions may be inspected at the offices of the Sheriff of the High Court Vereeniging at 91B General Hertzog

Street, Vereeniging . DAVID MOSTERT, 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 4843, FAX: 086 697 798, E-MAIL: werasmus@lgr.co.za, REF. SR/WANIQUE ERASMUS/IC000534, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 004, Tel: (012) 492 5617, Fax: 086 664 1624.

Dated at Pretoria on 2023-04-21.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O 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. Attorney Ref: DMWE/IC000534.

**Case No: 45313/2021**

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

**In the matter between THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF, AND JEFFREY THOKOZANI MTHETHWA (IDENTITY NUMBER: 750201 5813 08 0) and XOLISILE YVONNE MTHETHWA (IDENTITY NUMBER: 800702 0285 08 3), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-22, 10:00, Sheriff Germiston South at 4 Angus Street, Germiston**

In pursuance of a judgment and warrant granted on 7 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 25 May 2023 at 10:00 by the Sheriff of the High Court Vereeniging at 91B General Hertzog Street, Vereeniging to the highest bidder:- CERTAIN: ERF 293 SAVANNA CITY SITUATED: 293 Tinus Street East, Savanna City, Alberton, 1984 MAGISTERIAL DISTRICT: Midvaal REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG MEASURING: 280 (TWO HUNDRED AND EIGHTY) 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: 2 x Bedrooms; 1 x Kitchen; 1 x Lounge; 1 x Bathroom. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, Tiyani Bevis Sambo (IDENTITY NUMBER: 8710245642083), under his name under Deed of Transfer No. T33183/2020. The full conditions may be inspected at the offices of the Sheriff of the High Court Vereeniging at 91B General Hertzog Street, Vereeniging . DAVID MOSTERT, 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 4843, FAX: 086 697 798, E-MAIL: werasmus@lgr.co.za, REF. SR/WANIQUE ERASMUS/IC000534, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 004, Tel: (012) 492 5617, Fax: 086 664 1624.

Dated at Pretoria on 2023-04-21.

Attorneys for Plaintiff(s): LGR Incorporated, FIRST FLOOR, SILVER WELL RETAIL AND OFFICE PARK, 27 GRAHAM ROAD, SILVER LAKES, PTA. C/O ALANT, GELL & MARTIN INC, BLOCK E, GLENFIELD OFFICE PARK, 361 OBERON AVENUE, FAERIE GLEN, PTA. TEL: (012) 492 5617, Tel: (012) 817 4727. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB002140.

**Case No: 8421/2022  
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 BUSISIWE SUE-ELLEN MODINGWANA (IDENTITY NUMBER: 861215 1080 08 6) & KABELO MODINGWANA (IDENTITY NUMBER: 820505 6507 08 7), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-22, 10:00, Sheriff of the High Court Germiston South at 4 Angus Street, Germiston**



In pursuance of a judgment and warrant granted on 18 August 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 22 May 2022 at 10:00 by the Sheriff of the High Court Germiston South at 4 Angus Street, Germiston to the highest bidder:- CERTAIN: PORTION 14 OF ERF 4679 ROODEKOP EXTENSION 21 TOWNSHIP SITUATED: 1258 Luvuyo Street, Roodekop Extension 21, Germiston MAGISTERIAL DISTRICT: Ekurhuleni Central REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG MEASURING: 228 (TWO HUNDRED AND TWENTY EIGHT) 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: 1 x Lounge; 1 x Dining Room; 3 x Bedrooms 1 x Bathroom DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, BUSISIWE SUE-ELLEN MODINGWANA (IDENTITY NUMBER: 8612151080086) and KABELO MODINGWANA (IDENTITY NUMBER 8205056507087), under their names under Deed of Transfer No. T30669/2009. The full conditions may be inspected at the offices of the Sheriff of the High Court Germiston South at 4 Angus Street, Germiston. DAVID MOSTERT, 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 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WANIQUE ERASMUS/IC000443, 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 on 2023-04-21.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O 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. Attorney Ref: DM/WE/IC000443.

**Case No: 3144/2019**

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

**In the matter between THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF, AND BONGANI MISCHACK MWELI , Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-24, 10:00, 25 PRINGLE STREET, SECUNDA**

A Sale in execution will be held by the SHERIFF OF THE HIGH COURT SECUNDA on 24th day of May 2023 at 10h00 at the SHERIFF SECUNDA 25 PRINGLE STREET, SECUNDA, of the Defendants' property, described below with the reserve price of R1 150 000.00

ERF 1756 EVANDER EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA

IN EXTENT: 2 925 (TWO THOUSAND NINE HUNDRED AND TWENTY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T2629/2012, SUBJECT TO ALL TERMS CONDITIONS CONTAINED THEREIN (SITUATED AT: 6 LUASANNE STREET, EVANDER, EXTENSION ("the Property"))

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

A dwelling consisting of: 5 X Bedrooms, 3 X Bathrooms, 2 X Kitchen, 1 X Sitting Room, 1 X Dining Room and 2 X Outside Flats.

Inspect conditions at SHERIFF'S OFFICE SECUNDA, 25 PRINGLE STREET, SECUNDA. TELEPHONE NUMBER: (071) 194 5372.

Dated at JOHANNESBURG on 2023-04-17.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND, Tel: 011 028 1258. Fax: 011 312 83250. Attorney Ref: M00269.

**Case No: 55971/2020**

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



**In the matter between NEDBANK LTD, PLAINTIFF, AND NTSANGALALA HOLDINGS (PTY) LTD - 1ST  
DEFENDANT, STELLA MASHEGO - 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-05-24, 10:00, The Magistrate's Office White River**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court, a sale without reserve to the highest bidder, will be held by the office of the Sheriff White River & Nsikazi at The Magistrate's Court White River on 24 May 2023 at 10:00 of the undermentioned property.

Certain: ERF 291 KINGSVIEW EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION: JU; PROVINCE OF MPUMALANGA, MEASURING: 825 (EIGHT TWO FIVE) SQUARE METRES, HELD UNDER DEED OF TRANSFER: T913/2016. ALSO KNOWN AS: 44 DIAMANT STREET, KINGSVIEW

Zoned: residential

Improvements:

5 x bedrooms, 2 x bathrooms, 1 x kitchen, 1 x living room, 1 x laundry, Covered Stoep & W/C

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

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

2. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale.

3. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff White River & Nsikazi at 36 Hennie van Till Street, White River.

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

a) Directive of the Consumer Protection Act 68 of 2008 & Rule 46 of the Uniform Court Rules (url <http://www.info.gov.za/view/downloadfileactionid=99961>).

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

c) Payment of a registration fee - R10 000.00 CASH - refundable after sale, if not buying.

d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, during office hours at the Sheriff White River & Nsikazi at 36 Hennie van Till Street, White River..

Dated at Pretoria on 2023-04-26.

Attorneys for Plaintiff(s): Weavind & Weavind Inc, Block E, Glenfield Office Park, 361 Oberon Street, Faerie Glen, Pretoria, Tel: 0123463098. Fax: 0865102920. Attorney Ref: N24184.

**Case No: 13998/2022**

**31**

**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), PLAINTIFF, AND Mmanoko Salome Mojahi (Formerly Lepaku) Defendant, DEFENDANT**

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

**2023-05-26, 11:00, Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext. 3**

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, Gauteng Division, Pretoria, as per Court Order dated 20 January 2023 at the office of the Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext. 3, on 26 May 2023 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Tshwane North at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 1061 situated in the Township Soshanguve-XX, Registration Division J.R., Province of Gauteng, Measuring 250 Square metres, Held by Deed of Transfer T 78082/2010

Street address: : Erf 1061 situated in the Township Soshanguve-XX, also known as 6770 Mohlatse Street, Soshanguve-XX, Gauteng Province

Zone: Residential

Nothing guaranteed in this regard;

Improvements: Dwelling consisting of: lounge, dining room, kitchen, 3 x bedrooms, 2 x bathrooms, 1 single garage. 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 on 2023-04-26.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria, Tel: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/1525.

**Case No: 42946/2019  
Docex 450, Johannesburg**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED PLAINTIFF (REG. NO. 1962/000738/06), PLAINTIFF, AND BULELWA JACQUELINE MOSSIE DEFENDANT (ID NO: 660914 0301 088), DEFENDANT**

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

**2023-05-16, 10:00, Sheriff Johannesburg West at their offices situated at 139 Bayers Naude Drive, Franklin Roosevelt Park**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 06 June 2022 in terms of which the immovable property have been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Johannesburg West at their offices situated at 139 Bayers Naude Drive, Franklin Roosevelt Park on 16 May 2023 at 10H00, which is more fully described as: ERF 456 CROWN GARDENS TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 575 (FIVE HUNDRED AND SEVENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T51730/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. (STREET ADDRESS: 8 WIGAN AVENUE, CROWN GARDENS, JOHANNESBURG). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING 3x Bedrooms 1x Toilet & bathroom 1x Kitchen 1x Dining Room 1x Lounge OUTBUILDING: 3x Bedrooms (estimated) 1. The property is the immovable property of the Defendant which is located in the Magisterial District of Johannesburg Central. 2. A reserve price for the sale in execution of the immovable property is set at R600 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R30 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 Johannesburg West, 139 Bayers Naude Drive, Franklin Roosevelt Park, 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 TIM DU TOIT & CO INC. 33 THE VALLEY ROAD CNR. JAN SMUTS AVENUE WESTCLIFF, JOHANNESBURG TEL: (011) 274-9800 FAX: (011) 646-6443 EF: MW LETSOALO/PR4918.

Dated at PRETORIA on 2023-03-20.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081, Tel: 012 470 7537. Fax: 012 470 7766. Attorney Ref: MW LETSOALO/PR4918.

**Case No: 42946/2019  
Docex 450, Johannesburg**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED PLAINTIFF (REG. NO. 1962/000738/06), PLAINTIFF, AND BULELWA JACQUELINE MOSSIE DEFENDANT (ID NO: 660914 0301 088), DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-16, 10:00, Sheriff Johannesburg West at their offices situated at 139 Bayers Naude Drive, Franklin Roosevelt Park**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 06 June 2022 in terms of which the immovable property have been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Johannesburg West at their offices situated at 139 Bayers Naude Drive, Franklin Roosevelt Park on 16 May 2023 at 10H00, which is more fully described as: ERF 456 CROWN GARDENS TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 575 (FIVE HUNDRED AND SEVENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T51730/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. (STREET ADDRESS: 8 WIGAN AVENUE, CROWN GARDENS, JOHANNESBURG). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING 3x Bedrooms 1x Toilet & bathroom 1x Kitchen 1x Dining Room 1x Lounge OUTBUILDING: 3x Bedrooms (estimated)

1. The property is the immovable property of the Defendant which is located in the Magisterial District of Johannesburg Central. 2. A reserve price for the sale in execution of the immovable property is set at R600 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R30 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 Johannesburg West, 139 Bayers Naude Drive, Franklin Roosevelt Park, 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 TIM DU TOIT & CO INC. 33 THE VALLEY ROAD CNR. JAN SMUTS AVENUE WESTCLIFF, JOHANNESBURG TEL: (011) 274-9800 FAX: (011) 646-6443 EF: MW LETSOALO/PR4918.

Dated at PRETORIA on 2023-03-20.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081 , Tel: 012 470 7537 . Fax: 012 470 7766 . Attorney Ref: MW LETSOALO/PR4918.

**Case No: 2945/2022  
DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff, and Katherine Leigh Anne Turner; Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-17, 09:00, 21 Hubert Street, Westgate, Johannesburg**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 12 September 2022, in terms of which the following property will be sold in execution on the 17th of May 2023 at 09h00 by the Sheriff's office, Acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, to the highest bidder:

Certain Property:

CONTINUES ON PAGE 130 OF BOOK 2

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001  
Contact Centre Tel: 012-748 6200. eMail: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)  
Publications: Tel: (012) 748 6053, 748 6061, 748 6065



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 695

5

May  
Mei

2023

No. 48522

PART 2 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
not be held responsible for the quality of  
“Hard Copies” or “Electronic Files”  
submitted for publication purposes

ISSN 1682-5845



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



SECTION NO. 58 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS17/1992 ('THE SECTIONAL PLAN') IN THE SCHEME KNOWN AS VILLA ALTO DOURO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT JEPPESTOWN TOWNSHIP, LOCAL AUTHORITY: WESTONARIA LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 61 SQUARE METERS IN EXTENT; ('THE MORTGAGED SECTION') 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 ('THE COMMON PROPERTY') HELD UNDER DEED OF TRANSFER ST54406/2007; AND AN EXCLUSIVE USE AREA DESCRIBED AS ROOM NO. R47 MEASURING 5 SQUARE METERS BEING AS SUCH PART OF THE COMMON PROPERTY COMPRISING THE LAND AND THE SCHEME KNOWN AS VILLA ALTO DOURO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT JEPPESTOWN TOWNSHIP, LOCAL AUTHORITY: WESTONARIA LOCAL MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS17/1992 HELD UNDER NOTARIAL DEED OF CESSION SK4610/2007; AND AN EXCLUSIVE USE AREA DESCRIBED AS GARAGE NO. M119 MEASURING 19 SQUARE METERS BEING AS SUCH PART OF THE COMMON PROPERTY COMPRISING THE LAND AND THE SCHEME KNOWN AS VILLA ALTO DOURO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT JEPPESTOWN TOWNSHIP, LOCAL AUTHORITY: WESTONARIA LOCAL MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS17/1992 HELD UNDER NOTARIAL DEED OF CESSION SK4610/2007; AND AN EXCLUSIVE USE AREA DESCRIBED AS YARD NO. Y55 MEASURING 81 SQUARE METERS BEING AS SUCH PART OF THE COMMON PROPERTY COMPRISING THE LAND AND THE SCHEME KNOWN AS VILLA ALTO DOURO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT JEPPESTOWN TOWNSHIP, LOCAL AUTHORITY: WESTONARIA LOCAL MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS17/1992 HELD UNDER NOTARIAL DEED OF CESSION NO. SK4610/2007.

Physical Address: E2 Villa Alto Douro, 22 Berg Street, Jeppestown.

Zoning: Residential

Magisterial District: Johannesburg

Improvements: The following information is furnished but not guaranteed:

1 bedroom, 1 bathrooms, toilet, 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 purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff's office, Acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg.

The Sheriff Johannesburg East will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

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

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

C) Payment of a Registration Fee of R50 000.00 prior to commencement of the auction;

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's Office, Acting Sheriff Johannesburg East, 21 HUBert Street, Westgate, Johannesburg, during normal office hours Monday to Friday.

Dated at RANDBURG on 2023-04-06.

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. Attorney Ref: MAT71244.

**Case No: 42896/2021  
DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff, and Lerato Primrose Mavundla; Defendant**

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

**2023-05-23, 11:00, 24 Rhodes Street, Kengsington B, Randburg**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 22 August 2022 in terms of which the following property will be sold in execution on the 23rd of May 2023 at 11h00 by the Sheriff Sandton North at 24 Rhodes Street, Kengsington B, Randburg, to the highest bidder subject to such reserve, as set by Court in the amount of R414 500.00:

Certain Property:

Section No. 40 as shown and more fully described on Sectional Plan No. SS417/2018 in the scheme known as Monterrey in respect of the land and building or buildings situate at Lone Hill extension 85 Township, City of Johannesburg, measuring 51 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. ST20568/2020

Physical Address: Section 40 Monterrey, 15 Capricorn drive, Lonehill extension 85.

Zoning: Residential

Magisterial District: Johannesburg North

Improvements: The following information is furnished but not guaranteed:

1bedroom, 1bathroom, TV/Living room, kitchen, 1Carport. (The nature, extent, condition and existence of the improvements are not guaranteed)

The Purchaser shall in addition to the Sheriff's commission, which is 6%(six percent) on the proceeds of the sale up to a price of R100 000.00(One Hundred Thousand Rand) and thereafter 3.5%(three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1,5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Sandton North, 24 Rhodes Street, Kengsington B, Randburg.

The Sheriff Sandton North will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

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

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

C) Payment of a Registration Fee of R50 000.00 by EFT;

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 Sandton North, 24 Rhodes Street, Kengsington B, Randburg, during normal office hours Monday to Friday.

Dated at RANDBURG on 2023-04-06.

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. Attorney Ref: MAT70275.

**Case No: 1920/2022  
DOCEX 360 RANDBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: SUMENTHREN POOBALAN PILLAY; Plaintiff, and MCDONALD KUDZAI IMANI, RUTENDO PRISCILLA IMANI; Defendants**

NOTICE OF SALE IN EXECUTION

**2023-05-22, 11H00, 229 BLACKWOOD STREET, HENNOSPARK**

9 PIECE DINING ROOM SUITE, 1 X DEFY FRIDGE, SIDE BOARD, 1 X SAMSUNG MICROWAVE, 1 X PLATINUM MIXER, 1 X DEFY BOX FRIDGE, 4 X PIECE PATIO SETS, 3 PIECE LEATHER BROWN LOUNGE SUITE, 1 X DISPLAY TABLE, 1 X SAMSUNG TV PLASMA, 2 WALL FRAMES, 1 X WALL CLOCK, 1 X SAMSUNG TV, 1 X FAN, 1 X COSTIC KITAAR, 2 BROWN LEATHER LOUNGE SUITE, 1 X OTTOMAN, 2 SOUND SPEAKER, 1 X CORNER TABLE, 1 X MIRROR, 1 X CHEST OF DRAWER, 1 X SAMSUNG TV, 3 PIECE BEDROOM SUITE, 1 X CHEST OF DRAWER.

Dated at RIVONIA on 2023-04-25.

Attorneys for Plaintiff(s): SP ATTORNEYS INCORPORATED, 27 AUTUMN STREET, RIVONIA, SANDTON, GAUTENG, Tel: 0100207846/7. Fax: 0866750734. Attorney Ref: SP/P052/22.

**Case No: 25382/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor), and SHEGA GIFT RAPAKGADI (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-19, 10:00, at the Sheriff's Office, Corner Frikkie Meyer and Kelvin Boulevards, Vanderbijlpark, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 21 October 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R560 000.00 by the Acting Sheriff of the High Court, Vanderbijlpark at the Sheriff's Office, Corner Frikkie Meyer and Kelvin Boulevards, Vanderbijlpark, Gauteng on FRIDAY, 19 MAY 2023 at 10h00, to the highest bidder.

The rules of the auctions and the full Conditions of Sale may be inspected at the offices of the Acting Sheriff, Vanderbijlpark, Corner Frikkie Meyer and Kelvin Boulevards, Vanderbijlpark, Gauteng (Tel: 087 821 3610).

The auctioneer will be Mr P Ora and/or his appointed Deputy.

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

Portion 697 (a Portion of Portion 646) OF Erf 410 Vanderbijlpark Central East Number 4 Township, Registration Division I.Q., The Province of Gauteng, in extent 425 square metres held by Deed of Transfer No. T05966/2016, also known as Portion 697 (A Portion of Portion 646) of Erf 410 Vanderbijlpark Central East No. 4, Vanderbijlpark, Gauteng, subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): Main Building: Freestanding Single Storey, Walls: Brick, Roof: Tile, Floors: Tiles, Rooms: Lounge, 2 Bedrooms, Kitchen, 1 Bathroom, 1 Shower & 1 Toilet.

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

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

The Purchasers shall pay a deposit of 10% of the purchase price 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) Directive of the Consumer Protection Act 68 of 2008.

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

(2) FICA-legislation: Requirement of proof of ID and residential address and other.

(3) All bidders are required to pay R10 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

(4) Sheriff's registration conditions.

Dated at RIVONIA on 2023-04-25.

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. Attorney Ref: T Van der Spuy/mm/M25046.

**Case No: 23504/2021**

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

**In the matter between: Nedbank Limited, Plaintiff, and Mrs Lesego Mathilda Rannzwa The Executrix On Behalf Of Estate Late Thizwihandwi Walter Rannzwa and Mrs Lesego Mathilda Rannzwa, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-12, 10:00, Sheriff Roodepoort :182 Progress Road, Lindhaven Roodepoort**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 07TH OCTOBER 2022 in terms of which the following property will be sold in execution on 12 MAY 2023, at 10:00 am at, SHERIFF ROODEPOORT: 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT amount of R 421 970.36 Full Conditions of Sale can be inspected at the SHERIFF ROODEPOORT: 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT the sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

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

CERTAIN: SECTION NUMBER 41 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO: SS185/1992, ("THE SECTIONAL PLAN") IN THE SCHEME KNOWN AS HENDAL VILLAS IN RESPECT OF THE LAND AND BUILDINGS OR BUILDINGS SITUATE AT GEORGINA TOWNSHIP; LOCAL AUTHORITY CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 66 (SIXTY SIX) SQUARE METRES IN EXTENT ("THE MORTGAGED SECTION"); 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 ("THE COMMON PROPERTY"), HELD BY DEED OF TRANSFER NUMBER ST 4420/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED under Mortgage Bond No. B003446/12 in favour of the Plaintiff.

SITUATED AT: 136 1st AVENUE, GEORGINIA, ROODEPOORT

REGISTRATION DIVISION: I.R. CITY OF JOHANNESBURG

MEASURING: 66 (SIXTY SIX) SQUARE METRES IN EXTENT.

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER:

ST 4420/2012.

The following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard:

IMPROVEMENTS:

THE PROPERTY IS ZONED: 2 BEDROOMS, 1 BATHROOM, 1 LIVING ROOM, 1 KITCHEN, 2 GARAGE

OTHER: OUTER WALL FINISHING: PLASTER

ROOF FINISHING: TILES

INNER FLOOR FINISHING: TILES AND CARPETS

DATED at BENONI on this 16th day of MARCH 2023.

Attorneys of Plaintiff(s), BHAM & DAHYA, NO 6 LAKEVIEW PLACE, KLEINFONTEIN LAKE, BENONI. TEL: (011) 422 5380. FAX: (011) 421 3185 C/O IDA ISMAIL & DAHYA ATTORNEYS, 57 3RD AVENUE, MAYFAIR, JOHANNESBURG, 2092. REF: MR DAHYA/NED/0195.

Dated at RIVONIA on 2023-04-25.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni, Tel: 0171100362. Fax: 0114213185. Attorney Ref: NED/0195.

**Case No: 56228/2021**

31

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

**In the matter between: The Standard Bank of S A Limited (1962/000738/06) Plaintiff, and Vusumuzi Eric Khumalo Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 10:00, Sheriff Vereeniging, 91(B) General Hertzorg Street, Three Rivers, Vereeniging**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order Dated 26 April 2022, at the office of the Sheriff Vereeniging at, 91(B) General Hertzorg Street, Three Rivers, Vereeniging on 25 May 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of The Sheriff Vereeniging, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 1355 Lakeside Township, Registration Division: I.Q., The Province of Gauteng, In extent 333 Square metres, Held by Deed of Transfer no. T 60312/2008

Street Address: Erf 1355 Lakeside Township, also known as Stand 1355 Lakeside, Lakeside, Vereeniging, Gauteng Province

Zone : Residential

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of: 2 x bedrooms, Kitchen, lounge, toilet / bathroom. 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 on 2023-04-26.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria, Tel: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9348.

**Case No: IN THE HIGH COURT OF SOUTH AFRICA**  
**31**

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), and Welheminah Nyathi Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 11:00, Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext. 3**

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, Gauteng Division, Pretoria, as per Court Order dated 20 January 2023 at the office of the Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext. 3, on 26 May 2023 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Tshwane North at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Portion 127 of Erf 7279 Soshanguve East Extension 4 Township, Registration Division J.R., Province of Gauteng, Measuring 140 Square metres, Held by Deed of Transfer T 7013/2015

Street address: : Portion 127 of Erf 7279 Soshanguve East Extension 4 Township also known as 6630 Selokong Street, Soshanguve, Gauteng Province

Zone: Residential

Nothing guaranteed in this regard;

Improvements: Dwelling consisting of: 1 x lounge, 1 x kitchen, 2 x bedrooms, 1 x bathroom, 1 single garage  
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 on 2023-04-26.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria, Tel: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/1352.

---



## PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS****Elite Auctions****DECEASED ESTATE: EK MANYAKO****(Master's Reference: TBA)****LIVE ONSITE AUCTION****2023-05-06, 11:00, UNIT 21 SS TREVORTON MEWS, 31 VERDANT ROAD, ORMONDE, JOHANNESBURG, 2091**

erf 1208, Ormonde Ext 28, Johannesburg. Residential; 3 Bedrooms & 2 Bathrooms. 10% Deposit on fall of the hammer. Reserve Price Applicable. Subject to Rules of Auction & Conditions of Sale. [www.eliteauctions.co.za](http://www.eliteauctions.co.za)

Henco de Kock, 162 Hendrik Street, Wierdapark, Centurion. Tel: 071 424 9489. Website: [www.eliteauctions.co.za](http://www.eliteauctions.co.za) Email: [info@eliteauctions.co.za](mailto:info@eliteauctions.co.za) Ref: 5044.

**Omniland Auctioneers****Aurita Boerdery Cc - (In Liquidation)****(Master's Reference: M25/2022)****AUCTION NOTICE****2023-04-20, 11:00, Portion 182 of The Farm Rietvly 70, IP, District Ditsobotla.**

182/Farm Rietvly 70 Reg Div IP: 101.5h. 3-Bedr dwelling with pool, sheep feedlot, loading bays, large sheds, very strict security.

Auctioneers note: For more please visit our website. Conditions: FICA documents required. 10% deposit plus 5.75% commission with fall of the hammer. Ratification within 21days. Guarantees within 30days. Instructor: Liquidator Aurita Boerdery CC M/ref: M25/2022.

Roderick Roets, Cotton SA Building, 90 Cycad Place, Val De Grace Ext 10, Pretoria. Tel: 012 804 2978. Website: [www.omniland.co.za](http://www.omniland.co.za) Email: [info@omniland.co.za](mailto:info@omniland.co.za)

**HTA AFSLAERS, JS HUGO/JD VAN DER BERG****INSOLVENTE BOEDEL: ENSLIN VAN BLERK FAMILIE TRUST****(Master's Reference: B143/2022)****INSOLVENTE BOEDEL VEILING VAN BETHLEHEM & LINDLEY PLASE, TREKKER, BUS & VLEISVERWERKINGS TOERUSTING. DONDERDAG, 18 MEI 2023 OM 11:00 & 13:30.****2023-05-18, 11:00, 11:00 TE DIE PLAAS KLIPSCHUR, BETHLEHEM DISTRIK.****13:30 TE DIE PLAAS KOMMANDANT, BETHLEHEM DISTRIK.**

In opdrag van die Kurator in die insolvente boedel van ENSLIN VAN BLERK FAMILIE TRUST, sal ons in samewerking met Park Village Auctions, per openbare veiling, die onderstaande eiendomme en los bates te koop aanbied.

OM 11:00 TE DIE PLAAS KLIPSCHUR (4 PLASE EN LOS GOED) Om die eiendom te bereik, neem vanuit Bethlehem die N5 in die rigting van Senekal en ry vir 18,5 km op hierdie pad en draai links by Amadeus Abattoir. Ry op hierdie pad vir 2,4 km tot by plaas. GPS Koördinate: -28.294117, 28.116647. VASTE EIENDOMME: 1. Gedeelte 2 van die plaas Klipschur Nr 127, Bethlehem RD, Vrystaat Provinsie. Groot: 58,7208 ha.

LIGGING: Geleë 20 km vanaf Bethlehem, rigting van Paul Roux.

VERBETERINGS: Abattoir in aanbou, stoor met motorhuise van 540 m<sup>2</sup>, stoor van 488 m<sup>2</sup>, motorafdakke van 74 m<sup>2</sup> en woonhuis van 416 m<sup>2</sup>. INDELING EN WATERVOORSIENING: Water word voorsien vanuit 2 boorgate met pomp na 'n dam asook 2 gronddamme. 2 Kampe waarvan een 50 ha droëland is en die ander natuurlike weiveld. 100 KVA elektriese punt.

2.1 Gedeelte 1 van die plaas Smaldeel Nr 1053, Bethlehem RD, Vrystaat Provinsie. Groot: 219,1954 ha. 2.2 Gedeelte 3 van die plaas Smaldeel Nr 1053, Bethlehem RD, Vrystaat Provinsie. Groot: 51,3919 ha. Die 2 eiendomme is aangrensend en word as 'n eenheid bedryf en is die volgende inligting vir beide. LIGGING: Geleë 20 km vanaf Paul Roux.

VERBETERINGS: Geen. INDELING EN WATER-VOORSIENING: 180 ha droëlande (Avalon en Westleigh) en die res is natuurlike weiveld met kapasiteit van 4 HA/GVE. Eenheid is verdeel in 7 kampe. 2 boorgate toegerus met windpomp en dompelpomp en een gronddam.

3. Die plaas Welcome Nr 468, Lindley RD, Vrystaat Provinsie. Groot: 213,4906 ha. LIGGING: Geleë 19 km vanaf Paul Roux. VERBETERINGS: Geen. INDELING EN WATERVOORSIENING: Daar is 79 ha droëlande (Avalon en Westleigh) en die res is natuurlike weiveld met 'n kapasiteit van 4 Ha/GVE. Daar is 3 boorgate met 2 windpompe en 'n dompelpomp. Eiendom is verdeel in 5 kampe.

LOS GOEDERE: TREKKER: 2017 Case JX75 MFWD. BUS: 2014 TATA Bus. KARAVAAN: 1974 Jurgens Karavaan, BOUMATERIAAL: Sement, muurdraad, hout deure, vensterrame, hout, VLEISVERWERKING TOERUSTING: Wrapper, Cryovac bad, hake en rollers, pekeltodiening masjien, SS wasbak steriliseerders, vacuum vuller worsstopper, Jarvis Buster karkas saag, vark bad, vertoon yskas, koelkamer panele, hout biltongkas, vertoonkas, Fischer&Fischer vleissaag, vleis tendirizer. ALLERLEI: Voermenger, skroot, 10 000lt watertenk, dikte skaaf, kettingkatrolle, plastiese stoele, CCTV skerms en Hilook ontvanger, staalrak, harde hoede, sluitkaste, Ingersoll rand kompressor, kragopwekker (onklaar), staal tafel, sweisstawe, 4 x 2 200lt dieseltenks, wolpers, 5 x voerringe. WILD: 10 x Blesbokke.

OM 13:30 TE DIE PLAAS KOMMANDANT (1 PLAAS) Om die eiendom te bereik, neem die N5 uit Bethlehem, rigting Natal. By die Robot voor die Engen Garage draai regs in Paul Laesecke laan. Ry 100 m en draai links op Preekstoel weg en volg die pad vir 3,7 km tot by die ingang na die eiendom aan die linkerkant. GPS Koördinate: -28.266803, 28.34

Restant van die plaas Kommandant Nr 792, Bethlehem RD, Vrystaat Provinsie. Groot: 33,4086 ha.

LIGGING: Geleë 5 km vanaf Bethlehem. VERBETERINGS: 4 Slaapkamer woonhuis van 470 m<sup>2</sup> met 2 badkamers, toilet, instap kaste, kombuis, sitkamer, opwas, eetkamer en woonvertrek. 2 Dubbel motorhuise van 190 m<sup>2</sup>, rondawel van 42 m<sup>2</sup> en swembad. 3 Slaapkamer woonhuis van 266 m<sup>2</sup> met 2 badkamers, sitkamer, eetkamer en kombuis, dubbel motorhuis en stoorkamers. Daar is 'n eenheid van 360 m<sup>2</sup> wat bestaan uit 4 groter en 1 kleiner woonstelle. Die 2de huis en woonstelle word uitgehuur. Stoor van 175 m<sup>2</sup> met afdak van 126 m<sup>2</sup>. 3 Fase elektriese punt. INDELING EN WATERVOORSIENING: 15 ha droëlande en die res is natuurlike weiveld. 2 boorgate wat toegerus is en 2 damme.

JS HUGO, OSSEWASTRAAT 20, PETRUSBURG, 9932. Tel: 053 - 574 0002. Fax: 053 - 574 0192. Website: [www.htaa.co.za](http://www.htaa.co.za) Email: [hta@htaa.co.za](mailto:hta@htaa.co.za) Ref: ENSLIN VAN BLERK FAMILIE TRUST.

#### Eli Ströh Auctioneers

#### JOHANNES TOBIAS BENADE

(Master's Reference: M157/2019)

#### UCTION SALE OF VALUABLE ARABLE LAND FOR PLANTING AND GRAZING

**2023-05-23, 14:00, P.A. NAUDE T/A DELAREY RESTAURANT, 9 GENERAL DELAREY STREET, DELAREYVILLE, NORTH-WEST**

#### PROPERTIES

##### LOT 1:

##### SOLD AS ONE:

Portion 43 of the farm Zandvalei 301, Registration Division IO, Tswaing Local Municipality, North-West

Portion 5 (remaining extent) of the farm Zandvalei 301, Registration Division IO, Tswaing Local Municipality, North-West

TOTAL HECTARES: 601.5037

LOT 2: Portion 19 (RE) of the farm Zandvalei 301, Registration Division IO, Tswaing Local Municipality, North-West

(This property may be withdrawn from the auction, without prior notice)

DESCRIPTION: Lot 1: Remaining extent 43 Zandvalei 301 measuring 279.3888 hectares: This property is only dry lands

Remaining extent 5 Zandvalei 301 - measuring 314.4753 hectares: Eskom power, grazing camps, ±50 hectares of addible lands for planting, 3 x Buildings, one is a big closed in shed with ground floor, 2nd building is a very old one with wooden trusses, 3rd building seems to be a motor garage which is currently used as a shed

Lot 2: 1 x Stone wall thatch roof hunters house with a second bathroom detached and a boma area. There is no electricity supply and warm water is provided with a donkey system. This yard is security fenced. 2 x Equipped boreholes and 3 x not equipped boreholes. Cattle and game fenced. According to the information supplied to the auctioneer.

LOCATION: Property is located between Sannieshof and Delareyville next to the N14. Auction arrows will be erected.

AUCTIONEERS NOTE: Good chance to obtain valuable land in a very sought-after area. All prospective buyers are advised to attend the auction. Viewing by appointment with the auctioneers or visit our webpage.

CONDITIONS OF SALE: 10% (TEN PERCENT) deposit for each property on day of the auction and the balance to be paid in cash or acceptable guarantees to be delivered within 45 (FORTY-FIVE) days after date of confirmation, confirmation within 14 (FOURTEEN) days after date of sale. The rules of auction and sale conditions

will be read out prior to the sale, terms and conditions available on request. All potential buyers to register before the auction and proof of identity and residential address are required.

Stephen van der Spek, Platinum Place, 2 Watermelon Street, Platinum Park, Bendor, Polokwane, Limpopo. Tel: (015) 287 – 3300. Fax: (015) 287 – 3300. Website: [www.elistroh.co.za](http://www.elistroh.co.za) Email: [auctions@elistroh.co.za](mailto:auctions@elistroh.co.za)

**Eli Ströh Auctioneers**

**JOHANNES TOBIAS BENADE**

**(Master's Reference: M157/2019)**

**AUCTION SALE OF VALUABLE GRAZING IN THE STELLA AREA**

**2023-05-23, 10:00, STELLA HOTEL, 3 MAFIKENG ROAD ON N18, STELLA, NORTH-WEST**

PROPERTY: Portion 1 (remaining extent) of the farm Krom Spruit 212, Registration Division IN, Bophirima District Council, North-West

MEASURING: 856.5432 ha

DESCRIPTION: Property comprises of 856 hectares of grazing, large shed of approximately 400m<sup>2</sup>, smaller shed of approximately 200m<sup>2</sup>, 9 x grazing camps which is big camps of approximately 150 hectares and smaller ones, cattle handling facilities and 1 x worker's house

LOCATION: Property is located to the North-West of Stella, approximately 40km. Auction arrows will be erected.

AUCTIONEERS NOTE: Good chance to obtain valuable land in a very sought-after area. All prospective buyers are advised to attend the auction. Viewing by appointment with the auctioneers or visit our webpage.

CONDITIONS OF SALE: 10% (TEN PERCENT) deposit for each property on day of the auction and the balance to be paid in cash or acceptable guarantees to be delivered within 45 (FORTY-FIVE) days after date of confirmation, confirmation within 14 (FOURTEEN) days after date of sale. The rules of auction and sale conditions will be read out prior to the sale, terms and conditions available on request. All potential buyers to register before the auction and proof of identity and residential address are required.

Stephen van der Spek, Platinum Place, 2 Watermelon Street, Platinum Park, Bendor, Polokwane, Limpopo. Tel: (015) 287 – 3300. Fax: (086) 691 – 7845. Website: [www.elistroh.co.za](http://www.elistroh.co.za) Email: [auctions@elistroh.co.za](mailto:auctions@elistroh.co.za)

**Park Village Auctions**

**Vitrex (Pty) Ltd (in liquidation)**

**(Master's Reference: G1004/2022)**

Simulcast Auction Notice

**2023-05-11, 11:00, 9 Jansen Avenue, Boksburg**

CKM P20 Thicknesser With Dust Extraction; Vertical Ripsaw With Feeder ZHX MJ153 With Dust Extraction; CMC Router Spindle With Feeder With Dust Extraction; HD Racking 25 Modules With 4 Cross Supports Each 3.3m High X 2.4m Long; Assorted Panel Saws With Dust Extraction; Carolina Horizontal Band Saw; British Federal 25kva Spot-Welder; Trennjaeger Cut Of Saw; Koppel Elga Guillotine 3mm x 2.5m; Assorted Eccentric Press; Safan Darley CNC Guillotine; Amada 2510 Automatic CNC Punch; Amada HDS 1303 Bending Brake; Amada Togu-lui Tool Sharpener; Amada RGM 2 1003 Bending Brake; Toyota 3 Ton Forklift; 500kg Ribbon Blender With Dust Extraction; 5 Heated Drying Chambers Electric Heating, Each Chamber 3m X 4m High 11 Racks 2 Additional Chambers No Heating; Table Press; Fehe Compressor; Milling Room 4 x 200kg, 1 x 100kg & 1 x 50kg Ball Mills; Pickling Tanks; Condra Monorail Hoist; Drying Oven Tunnel; 22kw Heating With Air Circulation 80m Monorail Suspension Conveyor; Main Enamel Oven 18m Enclosure 3m High X 1.5m Wide 2 X 6m Pre And Post Heat Section, 6m Main Oven 800 Kva Electric Heating, 80m Monorail Suspension Conveyor; Heating Conveyor Infrared Lamps; 2.5 Ton Pallet Jacks; KTF Belt Drive Bench Drill; Enamel Spray Booths With Extraction Fans; Rongpeng Pneumatic Nail Gun; Rexon Belt Drive Bench Drill; Thomas 250 High Speed Cut Off Saw; Motorised Laminating Roller 1.8m Wide Thomas Cut Of Saw; Thermamax TSM 250 Co Welder; Felisatti Friction Cutter 300mm Disc Topland 150mm Belt Sander; Opti Drill B32 Pedestal Drill; Saf-Fro Filcord 253 Co Welder; Esab Power Compact 315 Co Welder; Topland Belt Sander; Hilo 10 Ton Deep Throat Eccentric Press; CMC 7.5 Ton Eccentric Press; Static 3 Head Compressor 12kw Motor With Receiver W2.0 X 3050 Box And Pan Bender; Arboga G-2508 Geared Head Pedestal Drill; Turn Table Mixers 50 Litre Capacity; Toyota 3 Ton Forklifts

R30 000.00 refundable registration deposit payable

Buyer's commission payable

Viewing Tuesday 09 and Wednesday 10 May, 2023 from 09:00 - 15:00

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**  
**Moffit Properties (Pty) Ltd (In Liquidation)**  
**(Master's Reference: T22890/14)**

Timed Online Auction Notice

**2023-05-08, 10:00, 39 Voortrekker Street, (Ptn 5 of Erf 118, Re of Erf 118, Re of Erf 119 And Erf 120 – Measuring 4 928 Square Metres In Total), Heidelberg**

Timed Online Auction commencing at 10:00 on Monday 8 May, 2023  
Auction closing at 10:00 on Friday 12 May, 2023

Large Commercial Property offering ground floor retail shops and upper level incomplete residential apartment units. Other improvements include single storey residential dwelling converted into a restaurant, further retail shops / offices, all with ample onsite customer parking

(To be sold separately or as one lot)

R10 000.00 refundable registration deposit payable

15% deposit on the fall of the hammer and balance within 30 days of confirmation

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**  
**Moffit Properties (Pty) Ltd (In Liquidation)**  
**(Master's Reference: T22890/14)**

Timed Online Auction Notice

**2023-05-08, 10:00, 39 Voortrekker Street, (Ptn 5 of Erf 118, Re of Erf 118, Re of Erf 119 And Erf 120 – Measuring 4 928 Square Metres In Total), Heidelberg**

Timed Online Auction commencing at 10:00 on Monday 8 May, 2023  
Auction closing at 10:00 on Friday 12 May, 2023

Large Commercial Property offering ground floor retail shops and upper level incomplete residential apartment units. Other improvements include single storey residential dwelling converted into a restaurant, further retail shops / offices, all with ample onsite customer parking

(To be sold separately or as one lot)

R10 000.00 refundable registration deposit payable

15% deposit on the fall of the hammer and balance within 30 days of confirmation

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**  
**U2 Meat CC (in liquidation)**  
**(Master's Reference: G1221/2022)**

AUCTION NOTICE

**2023-05-09, 12:00, Portion 3 of the Farm Houtpoort, Lagerspoort Road (measuring 8.5653 hectares) Heidelberg**

Large farm portion with a single storey residential dwelling comprising of a lounge, open plan dining room/kitchen, 1 bedroom with en-suite bathroom. A single storey cottage comprising of a bedsitter, kitchenette and bathroom. A second single storey cottage comprising bedrooms, bathroom, lounge/dining room and kitchen. A double garage, office, shed, staff accommodation with ablution facilities, Twenty-three multi-span and single galvanised light steel frame tunnels with plastic covering. The total floor area of the tunnels is 9686m<sup>2</sup>, with an additional three shade net planted areas of ±2200m<sup>2</sup> in total, which structures collectively occupy approx. 3.15ha of the holding.

Followed immediately thereafter by:

Landini Solis 75 Tractor; Bowser with pump; Slashers

Conditions of property: 15% deposit on the fall of the hammer and balance within 30 days of confirmation.  
Buyer's commission payable.

Terms for movables: R5 000.00 refundable registration deposit payable. 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**  
**U2 Meat CC (in liquidation)**  
**(Master's Reference: G1221/2022)**

Auction Notice

**2023-05-09, 12:00, Portion 3 of the Farm Houtpoort, Lagerspoort Road (measuring 8.5653 hectares)  
Heidelberg**

Large farm portion with a single storey residential dwelling comprising of a lounge, open plan dining room/kitchen, 1 bedroom with en-suite bathroom. A single storey cottage comprising of a bedsitter, kitchenette and bathroom. A second single storey cottage comprising bedrooms, bathroom, lounge/dining room and kitchen. A double garage, office, shed, staff accommodation with ablution facilities, Twenty-three multi-span and single galvanised light steel frame tunnels with plastic covering. The total floor area of the tunnels is 9686m<sup>2</sup>, with an additional three shade net planted areas of ±2200m<sup>2</sup> in total, which structures collectively occupy approx. 3.15ha of the holding.

Followed immediately thereafter by:

Landini Solis 75 Tractor; Bowser with pump; Slashers

Conditions of property: 15% deposit on the fall of the hammer and balance within 30 days of confirmation.  
Buyer's commission payable.

Terms for movables: R5 000.00 refundable registration deposit payable. 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**  
**Vitrex (Pty) Ltd (in liquidation)**  
**(Master's Reference: G1004/2022)**

Simulcast Auction Notice

**2023-05-11, 11:00, 9 Jansen Avenue, Boksburg**

CKM P20 Thicknesser With Dust Extraction; Vertical Ripsaw With Feeder ZHX MJ153 With Dust Extraction; CMC Router Spindle With Feeder With Dust Extraction; HD Racking 25 Modules With 4 Cross Supports Each 3.3m High X 2.4m Long; Assorted Panel Saws With Dust Extraction; Carolina Horizontal Band Saw; British Federal 25kva Spot-Welder; Trennjaeger Cut Of Saw; Koppel Elga Guillotine 3mm x 2.5m; Assorted Eccentric Press; Safan Darley CNC Guillotine; Amada 2510 Automatic CNC Punch; Amada HDS 1303 Bending Brake; Amada Togu-iii Tool Sharpener; Amada RGM 2 1003 Bending Brake; Toyota 3 Ton Forklift; 500kg Ribbon Blender With Dust Extraction; 5 Heated Drying Chambers Electric Heating, Each Chamber 3m X 4m High 11 Racks 2 Additional Chambers No Heating; Table Press; Fehe Compressor; Milling Room 4 x 200kg, 1 x 100kg & 1 x 50kg Ball Mills; Pickling Tanks; Condra Monorail Hoist; Drying Oven Tunnel; 22kw Heating With Air Circulation 80m Monorail Suspension Conveyor; Main Enamel Oven 18m Enclosure 3m High X 1.5m Wide 2 X 6m Pre And Post Heat Section, 6m Main Oven 800 Kva Electric Heating, 80m Monorail Suspension Conveyor; Heating Conveyor Infrared Lamps; 2.5 Ton Pallet Jacks; KTF Belt Drive Bench Drill; Enamel Spray Booths With Extraction Fans; Rongpeng Pneumatic Nail Gun; Rexon Belt Drive Bench Drill; Thomas 250 High Speed Cut Off Saw; Motorised Laminating Roller 1.8m Wide Thomas Cut Of Saw; Thermamax TSM 250 Co Welder; Felisatti Friction Cutter 300mm Disc Topland 150mm Belt Sander; Opti Drill B32 Pedestal Drill; Saf-Fro Filcord 253 Co Welder; Esab Power Compact 315 Co Welder; Topland Belt Sander; Hilo 10 Ton Deep Throat Eccentric Press; CMC 7.5 Ton Eccentric Press; Static 3 Head Compressor 12kw Motor With Receiver W2.0 X 3050 Box And Pan Bender; Arboga G-2508 Geared Head Pedestal Drill; Turn Table Mixers 50 Litre Capacity; Toyota 3 Ton Forklifts

R30 000.00 refundable registration deposit payable

Buyer's commission payable

Viewing Tuesday 09 and Wednesday 10 May, 2023 from 09:00 - 15:00

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)

---

**Omniland Auctioneers**

**Estate Late: Frances Joseph**

**(Master's Reference: 12583/2011)**

**AUCTION NOTICE**

**2023-04-25, 11:00, 31 Jaguar Street, Eden Park, Alberton.**

Stand 725 Eden Park Ext 1: 303m<sup>2</sup> Main Dwelling: Lounge, Kitchen, 2x Bathroom, Bathroom with bath and toilet. 2Nd Dwelling: Lounge, Open plan kitchen, 2x Bedrooms and Bathroom. Auctioneers note: For more please visit our website. Conditions: FICA documents required. 10% deposit with fall of the hammer. Ratification within 21days. Guarantees within 30days. Instructor Executor Est Late F Joseph M/ref: 12583/2011.

Roderick Roets, Cotton SA Building, 90 Cycad Place, Val De Grace Ext 10, Pretoria. Tel: 012 804 2978. Website: [www.omniland.co.za](http://www.omniland.co.za) Email: [info@omniland.co.za](mailto:info@omniland.co.za)

---

**Van's Auctioneers Gauteng**

**Estate Late P.A. Mancer with related Entity: Diversity Films (Pty) Ltd, Registration number: 2006/039041/07**

**(Master's Reference: 001609/2023)**

**ARCHITECTURAL SPLENDOR! SPECTACULAR HILLSIDE MANSION BEDFORDVIEW - CUSTOM FURNITURE AND EXQUISITE PAINTINGS**

**2023-04-23, 12:00, ONLINE BIDDING: 23 MAY 2023 - 24 MAY 2023; 12:00-12:00. REGISTRATION AND BIDDING [www.vansauctions.co.za](http://www.vansauctions.co.za)**

**GENERAL:**

Property Address: Erf 53 and Portion 1 of Erf 153 Bedfordview Extension 15, Registration Division IR, Gauteng Province better known as 82 Kloof Road, Bedfordview

**LOT 1: PROPERTY INFORMATION: DWELLING ON DOUBLE STAND WITH SPECIFIED FIXTURES INCLUDED**

Measuring: 3965 m<sup>2</sup>; Improvements: ± 1500 m<sup>2</sup>. Zoning: Residential

**DESCRIPTION OF IMPROVEMENTS:** This spectacular mansion features a unique architectural design with triple volume glass pane walling accommodated with 3 storeys plus a basement and wine cellar which can be accessed through a lift lobby or double flight staircase.

**BASEMENT:** 4 x garages, motor room, storeroom, snooker room and wine cellar.

**GROUND FLOOR:** Entrance hall, kitchen with scullery and pantry, lounge with lounge deck, conversation pit, dining room, gym and sauna room, bar area, staff quarters and ablutions.

**FIRST FLOOR:** 4 x bedrooms with 4 on-suite bathrooms, all leading out to their own balconies, family room, playroom and study.

**SECOND FLOOR:**

Main bedroom and bathroom with walk in mirror closet, bar area with walk through balcony overseeing Sandton and Johannesburg

**OUTSIDE COTTAGE:**

Bedroom with bathroom, dining area, kitchen and lounge area

**DESCRIPTION OF ADDITIONAL IMPROVEMENTS:** 5 storey glass elevator, 2 x architectural pools, one with fountain. Entertainment area with braai area

with items and fixtures included with the property as lot 1, Complete list available,

**LOT 2: MOVABLE ASSETS OFFERED AS ONE LOT (CUSTOM FURNITURE).** Separate catalogue available.



LOT 3: PAINTINGS BY VARIOUS ARTISTS EACH OFFERED INDIVIDUALLY: Separate catalogue available.

LOT 4: LOT 1-3 OFFERED AS ONE LOT, ALL INCLUSIVE. Dwelling, cottage, high-quality movables, artwork, paintings and sculptures.

AUCTIONEER'S NOTE: THIS DREAM HOME IS AN ENTERTAINER'S DELIGHT AND BOAST CLASS AND ELEGANCE FROM FRONT TO END.

R200,000 REGISTRATION FEE. PROPERTY: 5% DEPOSIT AND BUYERS COMMISSION PLUS VAT. MOVABLES: FULL PURCHASE PRICE VAT AND BUYERS COMMISSION PLUS VAT. BIDDERS MUST REGISTER AND PROVIDE PROOF OF IDENTITY AND RESIDENCE. REGULATIONS OF THE CONSUMER PROTECTION ACT: [www.vansauctions.co.za](http://www.vansauctions.co.za).

AUCTION RULES CAN BE VIEWED AT 36 GEMSBOK STREET, KOEDOESPOORT INDUSTRIAL, PRETORIA. TEL: 086 111 8267 AUCTIONEER: MARTIN PRETORIUS.

Mariska, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Ref: [www.vansauctions.co.za](http://www.vansauctions.co.za), Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za)

---

**Leoberg Auctioneers**

**DIVISION OF JOINT ESTATE R P // T E MAKOFANE**

**(Master's Reference: DIVISION OF JOINT ESTATE R P // T E MAKOFANE)**

**AUCTION NOTICE**

**2023-05-05, 11:00, ERF 1065 TASBET PARK EXT 2 EMALAHLENI MPUMALANGA PROVINCE**

4 Bedroom house with 2 Bedroom Flat and Loose Assets

Duly instructed to sell the joint property by the Receiver and Liquidator in terms of the Court Order dated 19 January 2023 which Court Order was granted in the Middelburg Regional Court Case Number MRCD366/2020.

Conditions: 20% Deposit payable on fall of hammer plus 2% Buyers Commission plus VAT on purchase price on the Immovable Property and 5% Buyer's Commission plus VAT on the loose assets.

The conditions of sale may be viewed at Leoberg Auctioneers, 30 Or Tambo Street, Middelburg or online at [www.leoberg.co.za](http://www.leoberg.co.za)

Sumari Cloete, 30 Or Tambo Street, Middelburg. Tel: (013) 243-1074. Fax: (086) 206 0849. Website: [www.leoberg.co.za](http://www.leoberg.co.za) Email: [info.leoberg@lantic.net](mailto:info.leoberg@lantic.net)

---

**Van's Auctioneers**

**Wealthnet (Pty) Ltd In liquidation, Registration number:2005/000492/07**

**(Master's Reference: T1101/22)**

**2 HOLDINGS IDEAL FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT - PRETORIA NORTH, ONLINE LIQUIDATION AUCTION**

**2023-05-16, 12:00, ONLINE BIDDING: 12:00, 16-17 MAY 2023. BID AND REGISTER: [www.vansauctions.co.za](http://www.vansauctions.co.za). AUCTION OF: 586 DAAN DE WET NEL DRIVE, THE ORCHARDS, PRETORIA AND REMAINDER OF HOLDING 9, REGINALD AVENUE, KAREN PARK**

LOT 1: 586 DAAN DE WET NEL DRIVE, THE ORCHARDS, PRETORIA NORTH

Extent: 5,0744 ha

Agricultural holding

Improvements:Main single storey building (± 200 m²)

Outbuildings (± 70 m²):

Guard house, shed & quarters

2nd dwelling

Vodacom/MTN Tower (T14336)

Recycling site

**Potential:**

Ideal for commercial or residential development. Located on Daan De Wet Nel Drive, close to major routes and highway.

LOT 2: HOLDING 9, REGINALD AVENUE, KAREN PARK, PRETORIA NORTH

Extent: 2,0831 ha

Agricultural holding

Improvements: Vacant land

Usage category: Residential

Potential: Ideal for residential development.

Well located close to schools, residential estates, shopping mall and main routes.

R50,000 registration fee. 10% Deposit plus commission: Bidders to register & supply proof of identity and residence.

Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za), Rules of Auction to be viewed at 36 Gembok Street,

Koedoespoort Industrial, Pretoria. Tel 086 111 8267 | Auctioneer: Anton Shand

Mariska, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Website: [www.vansauctions.co.za](http://www.vansauctions.co.za) Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za)

---

**PETER MASKELL AUCTIONEERS**

**JBR Opulence Properties (Pty) Ltd**

**(Master's Reference: n/a)**

AUCTION NOTICE: Duly instructed by virtue of a Power of Attorney

**2023-05-23, 12:00, <https://bidlive.maskell.co.za>**

Prime 304m<sup>2</sup> commercial office in secure estate: Townbush Office Park, Montrose - Duly instructed by virtue of a Power of Attorney - Section 18 (Door no. 8) in extent of 304m<sup>2</sup>, together with its undivided share in the common property of the Sectional Scheme "Town Bush Office Park" (180/2016)", KwaZulu Natal. The property is situated on the eastern corner of the 1st floor & accessed via a staircase / elevator. The unit has been split into two areas: The larger portion comprises a reception with archives room and kitchenette. The unit has 10 partitioned offices centered by a large common office. The smaller of the two areas has a reception and three partitioned offices. There are 5 exclusive-use basement parking bays and 7 shaded parking bays. Auction details: Bidding opens at 12h00 on Tuesday, 23rd May 2023 & closes \*from 12h00, 24th 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 & 6% + vat agent's comm. on purchase price payable by successful bidder on fall of hammer • 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). Contact Danielle Hoskins (Candidate Property Practitioner | Registered with the PPRA) on 082 801 6827 / 033 397 1190

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)

---

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001  
Contact Centre Tel: 012-748 6200. eMail: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)  
Publications: Tel: (012) 748 6053, 748 6061, 748 6065