



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 695

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2023

No. 48583

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
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AIDS HELPLINE: 0800-0123-22 Prevention is the cure

**IMPORTANT NOTICE:**

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

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

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

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

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

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

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

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

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

**COMMENCEMENT: 1 APRIL 2018**

(LEGAL NOTICES FROM SOURCES OTHER THAN GOVERNMENT DEPARTMENTS)

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.

2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website [www.gpwonline.co.za](http://www.gpwonline.co.za)

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

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

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

### GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### EXTRAORDINARY GAZETTES

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

### NOTICE SUBMISSION PROCESS

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



### GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### QUOTATIONS

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

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

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

#### Physical Address:

**Government Printing Works**  
149 Bosman Street  
Pretoria

#### Postal Address:

Private Bag X85  
Pretoria  
0001

#### GPW Banking Details:

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

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

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

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

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

**Tel:** 012-748 6200

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

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

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

**Fax:** 012-323-9574

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

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: 1453/2020

DOCEX 22 ROODEPOORT

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

In the matter between: **THE BODY CORPORATE OF WESTGATE GARDEN VILLAS, PLAINTIFF AND  
MZWAKHE MLOTSHWA, IDENTITY NUMBER: 800618 5526 083, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 10:00, 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT**

In execution of a Judgment of the above honourable court and a Re - issued Writ, re-issued on 7 February 2023, a sale by public auction will be held on the 26 MAY 2023 at 10H00 AT THE OFFICES OF THE SHERIFF ROODEPOORT AT 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT to the person with the highest offer;

Section No. 1 as shown and more fully described on the Sectional Plan SS87/1988 in the scheme known as WESTGATE GARDEN VILLAS in respect of the land and building or buildings situated at GROBLER PARK EXTENSION 14 TOWNSHIP: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan is 123 (One Hundred and Twenty Three) square metres in extent; and an undivided share in the common property

HELD BY TITLE DEED - ST48423/2014

THE FOLLOWING INFORMATION REGARDING THE PROPERTY IS NOT FURNISHED BUT IN THIS RESPECT NOTHING IS GUARANTEED:

DESCRIPTION: SECTIONAL TITLE UNIT

ROOF: TILES

APARTMENTS: 2X BEDROOMS, 1X BATHROOM, KITCHEN, TV AND DINING ROOM, 1X GARAGE

ZONING: RESIDENTIAL

THAT the property will be sold for cash to the highest bidder and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF AT 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT.

Dated at ROODEPOORT on the 2023-05-05

KRUGER ATTORNEYS, 32 MOUTON STREET, HORIZON. Tel: 011 766 1428/9. Fax: 011 766 1425.  
Ref: KDB/W161.

Case No: 9460/2020

IN THE MAGISTRATE'S COURT FOR  
(DISTRICT OF TSHWANE CENTRAL HELD AT PRETORIA)

In the matter between: **NEDBANK LIMITED -EXECUTION CREDITOR and NEDBANK LIMITED -  
EXECUTION CREDITOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-17, 10:00, THE OFFICES OF THE SHERIFF OF THE HIGH COURT, CENTURION EAST at  
33 KERSIEBOOM CRESENT ZWERTKOP, CENTURION**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution with a reserve price of R500 000.00, subject to conditions of sale at THE OFFICES OF THE SHERIFF OF THE MAGISTRATE COURT, CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION on 17 MAY 2023 at 10H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE MAGISTRATE COURT, CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION and will 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. ("VOETSTOOTS").

PROPERTY: A UNIT ("THE MORTGAGED UNIT") CONSISTING OF-

(A) SECTION NO 28 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS350/1999, ("THE SECTIONAL PLAN") IN THE SCHEME KNOWN AS SILVER SPRINGS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 556 HIGHVELD EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 78 (SEVENTY EIGHT) SQUARE METRES IN EXTENT ("THE MORTGAGED SECTION") AND

(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN ("THE COMMON PROPERTY"), HELD UNDER DEED OF TRANSFER NO: ST86844/1999

("THE MORTGAGED UNIT")

PROPERTY ZONED: Residential

ALSO KNOWN AS: 7 TEGEL STREET, HIGHVELD EXT 8, CENTURION

IMPROVEMENTS (NOT GUARANTEED):

2 X BEDROOMS

1 X BATHROOMS

1 X KITCHEN

1 X LIVING ROOMS

PLEASE ALSO TAKE NOTICE THAT:

1. The office of the Sheriff for CENTURION EAST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

2. The sale shall be subject to a reserve price of R500 000. Should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with the clauses in the conditions of sale; and confirmation by the Court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded.

3. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder.

4. 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 25 (TWENTY FIVE) days after the date of sale, to be approved by the Plaintiff's Attorneys.

5. 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.

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 terms of condition 4.

7. 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.

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

10. 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.

JARVIS JACOBS RAUBENHEIMER INC

ATTORNEYS FOR PLAINTIFF  
308 BROOKS STREET  
MENLO PARK  
PRETORIA  
TEL: 012 362 5787  
DIRECT FAX: 086 678 4118  
E-MAIL: mirelle@jjrinc.co.za  
Jean-mari@jjrinc.co.za  
REF.: M VAN DER HOVEN/JMN/MAT20388

Dated at PRETORIA on the 2023-04-17

JJR ATTORNEYS, 308 BROOKS STREET. Tel: 0123625787. Fax: 0123625786. Ref: M VAN DER HOVEN/MAT20388.

**Case No: 22824/2018**

110 PRETORIA

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

**In the matter between: NEDBANK LTD (Plaintiff), and PHILLIP MORAPEDI MOPAILO Identity number: 730712 5477 08 5 (First Defendant) PUSELETSO MARGARET DLAMINI, Identity number: 790622 0298 08 8 (Second Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 11:00, At the offices of Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext 13, Pretoria**

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

(a) Section No. 13 as shown and more fully described on Sectional Plan No. SS3/1994, ("the sectional plan") in the scheme known as

ILSE PARK in respect of the land and building or buildings situate at ERF 1622 THE ORCHARDS EXT 11 in the LOCAL AUTHORITY OF CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 57 (fifty seven) square metres in extent ("the mortgaged section"); and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property"), HELD BY DEED OF TRANSFER NO. ST165770/2006

DOMICILIUM ADDRESS: UNIT 13 ILSE PARK, 201 HULTON STREET, THE ORCHARDS EXT 11, PRETORIA

SUBSTITUTIVE SERVICE: SMS to 0649902659 / E-MAIL to Philly.mopailo@gmail.com  
BONDHOLDER: NEDBANK LTD, P.O. BOX 1114, JOHANNESBURG 2000

ZONING: RESIDENTIAL

IMPROVEMENTS: 2 BEDROOMS, 1 BATHROOM, KITCHEN, LOUNGE, CAR PORT

TERMS:

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

Dated at PRETORIA on the 2023-02-16



VDT ATTORNEYS INC., CASTLE GATE OFFICES, 478 KOEDOESNEK AVENUE, WATERKLOOF RIDGE, PRETORIA. Tel: 0124521482. Ref: PETRUS V/D WALT/MAT61281.

**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, UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

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, CRAIGHALL 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, CRAIGHALL 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 PRETORIA on the 2023-05-05

HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Tel: 0123254185. Fax: 0123255420. Ref: MAJOTH/IDB/GT13114.

**Case No: 10366/2022**

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 GOODWILL NHLANHLA SIBIYA (IDENTITY NUMBER: 760608 5464 08 6) and STHEMBISO LETTA SIBIYA (IDENTITY NUMBER: 811028 0463 08 3), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 11:00, Sheriff Halfway House-Alexandra at 614 James Crescent, Halfway House, Midrand**

In pursuance of a judgment and warrant granted on 5 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 30 May 2023 at 11:00 by the Sheriff of the High Court, Sheriff Halfway House-Alexandra at 614 James Crescent, Halfway House, Midrand to the highest bidder:- CERTAIN: PORTION 1 OF ERF 1026 HALFWAY GARDENS EXTENSION 102 TOWNSHIP, SITUATED: 1/1026 NORFOLK ROAD, CONSTANTIA ESTATES, HALFWAY GARDENS EXTENSION 102, MAGISTERIAL DISTRICT: JOHANNESBURG NORTH, REGISTRATION DIVISION: J.R., THE PROVINCE OF GAUTENG, MEASURING: 427 (FOUR HUNDRED AND TWENTY SEVEN) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, FULL TITLE, MAIN BUILDING: 1 X LOUNGE (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 2 X BATHROOMS (ESTIMATED), OUTBUILDING: 2 X GARAGE (ESTIMATED), TYPE SITE IMPROVEMENTS: WALLS (EXTERIOR): PLASTER (ESTIMATED), WALLS (INTERIOR): PLASTER (ESTIMATED), ROOF COVERING:



TILES (ESTIMATED). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property prepared by a Professional Associated Valuer - Brian Leslie Butler on 14 April 2022. The valuer was unable to gain access to the property when the valuation was conducted, and the inventory compiled). HELD by the DEFENDANTS, GOODWILL NHLANHLA SIBIYA (IDENTITY NUMBER: 760608 5464 08 6) and STHEMBISO LETTA SIBIYA (IDENTITY NUMBER: 811028 0463 08 3) under their names under Deed of Transfer No. T84554/2013. KINDLY NOTE THAT: The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand. The registration fee for the buyers will be R50 000.00. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4727, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za. REF. SZ/EJ/IB002208, 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 on 2023-05-04

LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. C/O Alant, Gell & Martin Inc, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617. Tel: (012) 817 4707. Fax: 086 501 6399. Ref: SZ/ELZANNE JACOBS/IB002208.

**Case No: 25543/2021**

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 24 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 Watervalspruit Township, Registration Division I.R., Province of Gauteng, being 178 Kelpfish Street, Watervalspruit, 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.

Dated at Hammond Pole Majola Inc, Boksburg on the 2023-05-05

Hammond Pole Majola Inc C/o Vermaak and Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Tel: 0118741800. Fax: 0866781356. Ref: MAT445435/LWEST/LC.

**Case No: 11317/2021**

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and MARCO PETER FRANCIS (ID NO: 750301 5215 086), Plaintiff and JUANITA FRANCIS (ID NO: 771113 0186 088), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-25, 12:00, THE PREMISES OF THE MORTGAGED PROPERTY, 59 BERGZICHT CRESCENT, BELHAR EXT 13, BELLVILLE**

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction at 12h00 on THURSDAY, 25 MAY 2023 at THE PREMISES OF THE MORTGAGED PROPERTY, 59 BERGZICHT CRESCENT, BELHAR EXT 13, BELLVILLE:

CERTAIN:

ERF 23725, BELLVILLE, SITUATED IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE IN EXTENT 244 (TWO HUNDRED AND FORTY-FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NO: T55426/2013

THE PROPERTY IS ZONED: RESIDENTIAL

ALSO KNOWN AS: 59 BERGZICHT CRESCENT, BELHAR EXT 13, BELLVILLE

COMPRISING - (not guaranteed) - A DWELLING WITH ASBESTOS ROOF WITH BRICK, PLASTERED WALLS CONSISTING OF LOUNGE, 2/3 BEDROOMS, TOILET/ BATHROOM AND KITCHEN

The auction will be held online : : <https://www.onlineauctionsafrica#!/>

The Sale shall be by Public Auction subject to a reserve price of R380,000.00 to the highest bidder, subject to the High Court Act and Rules.

1. 10% of the price is payable at the time of the Sale with the balance plus interest thereon at the Bondholder's prevailing rate will be payable upon registration of transfer.

2. The full conditions of sale may be perused at the offices of the Sheriff of the Court for BELLVILLE, 17 DELL STREET, KLIPKOP, PAROW VALLEY and will be read out by the Auctioneer prior to the Sale.

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

4. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at the office of the Sheriff of the court for BELLVILLE, 17 DELL STREET, KLIPKOP, PAROW VALLEY.

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

- a) In accordance to the Consumer Protection Act 68 of 2008.
- b) FICA-legislation requirements: proof of ID and residential address.
- c) Payment of a registration fee of R10,000.00 in cash or as approved by the Sheriff.
- d) Registration conditions.

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

Dated at DURBANVILLE on the 2023-03-27

Kemp & Associates, 8 Church Street, Durbanville. Tel. 0219793280. Fax. 0219750745. Ref. DW FRITTELLI/CB/W0037920.

**Case No: 90865/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff/Applicant, and MASIXOLE SLANGVELD (Identity Number: 800317 5555 08 1) Defendant / Respondent**

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

**2023-05-26, 10:00, SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA**

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 R350,000.00 (THREE HUNDRED AND FIFTY THOUSAND RAND) will be held at SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA on 26 MAY 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA prior to the sale. ERF 8538 LENASIA SOUTH EXTENSION 24 TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG, MEASURING 254 (TWO HUNDRED AND FIFTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T19090/2017 also known as 61 BATELEUR STREET, LENASIA SOUTH 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, KITCHEN, 3 BEDROOMS AND 1 BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA. 4. The sale will be conducted by Acting Sheriff Mr. MT Mangaba or his deputy. 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 WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA. C/O LEE ATTORNEYS 51 Elandslaagte Steet Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B SEIMENIS / S ERASMUS / MAT: 14328.

Case No: 2204/2020

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06) Plaintiff and ADRIAAN MARTHINUS PETRUS COMBRINCK (Identity Number: 771021 5017 08 5) First Defendant and BURNEDETTE COMBRINCK (Identity Number: 830907 004 08 1), Second Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-26, 10:00, Sheriff Rustenburg at 273 Beyers Naude Drive, Rustenburg**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 29TH OCTOBER 2021 in terms of which the following property will be sold in execution on 26 MAY 2023 at 10H00 by The Sheriff Rustenburg at 273 Beyers Naude Drive, Rustenburg to the highest bidder with reserve price of R350 000.00. A unit consisting of: a) Section Number 2 as shown and more fully described on Sectional Plan No SS309/1998, in the scheme known as CORNEL PLACE in respect of the land and building or buildings situated at PORTION 1 OF ERF 2282 IN THE TOWN GEELHOUT PARK EXTENSION 6 LOCAL AUTHORITY RUSTENBURG LOCAL MUNICIPALITY, of which section the floor area, according to the said sectional plan is 85 (EIGHTY 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. ST19248/2012 ("the property") SITUATED AT: CORNEL PLACE 11, GEELHOUTPARK CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 34 SANTA MONICA, RUSTENBURG INVENTORY- 1 X LOUNGE, 1 X KITCHEN, 3 X BWWDROOM, 1 X BATHROOM (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 to R400 000-00 and 1,5% (one comma five percent) 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), pay a deposit of 10% (ten percent) 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 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 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 Rustenburg at @ 273 Beyers Naude Drive, Rustenburg. The Sheriff RUSTENBURG will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or 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 Rustenburg at 273 Beyers Naude Drive, Rustenburg. during normal office hours Monday to Friday. c/o VAN ROOYEN TLHAPI WESSELS ATTORNEYS 9 PROCTOR AVENUE MAHIKENG TEL: 018 381 0804/7

Dated at ROODEPOORT on the 2023-03-08

Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Tel. 011 675-7822. Fax. 086 611 9920. Ref. 318023/C3/NM.

**Case No: 29715/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Plaintiff and PETRUS LOUISE LUDICK (ID NO: 650109 5002 086), First Defendant and HENDRIENA WILHELMINA LUDICK (ID NO: 680917 0007 080), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2023-05-30, 10:00, Sheriff Pretoria South East at 1281 Church Street, Hatfield**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 21st APRIL 2021 in terms of which the following property will be sold in execution on 30 MAY 2023 at 10H00 by The Sheriff Pretoria South East at 1281 Church Street, Hatfield to the highest bidder with reserve price of R2 305 256.09 CERTAIN: ERF 2777 MORELETA PARK EXTENSION 28 TOWNSHIP MEASURING: 1048 (ONE THOUSAND AND FOURTY EIGHT) SQUARE METRES AS HELD: by the Defendants under Deed of Transfer. T37476/2008 SITUATED AT: 679 TANYA STREET, MORETELA PARK CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 6 REDWOOD STREET, MORETELA PARK, PRETORIA NORTH INVENTORY: ENTRANCE, 1 LOUNGE, 1 DININGROOM, 1 KITCHEN, 1 SCULLERY, 1 FAMILY ROOM, 1 STUDY, 4 BEDROOMS, 2 BATHROOM, 1 WC, 1 DRESS OUTBUILDING: 4 GARAGES, 1 BEDROOM, 1 BATHROOM (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 to R400 000-00 and 1,5% (one comma five percent) 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), pay a deposit of 10% (ten percent) 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 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 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 Pretoria South East at 1281 Church Street, Hatfield.

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

a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or 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 Pretoria South East at 1281 Church Street, Hatfield during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT on the 2023-04-04

Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Tel: 011 675-7822. Fax: 086 611 9920. Ref: 318055/L14/NM.

Case No: 69018/2017

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

**In the matter between: FIRSTRAND BANK LIMIED t/a inter alia FNB HOMELOANS (formerly FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED) Execution Creditor and CHEN: PO YU Judgment Debtor (identity number: 901228 6506 189)**

NOTICE OF SALE IN EXECUTION

**2023-05-24, 11:30, Sheriff GERMISTON NORTH at 22 VOORTREKKER AVENUE, CNR 2ND STREET, EDENVALE**

This is a sale in execution concluded in accordance to the Consumer Protection Act, 69 of 2008 as amended, pursuant to a judgment obtained in the above Honourable Court on 30 JANUARY 2018 and the property declared executable on 7 MARCH 2019 and respectively in terms of which the following property will be sold in execution WITH A RESERVE PRICE OF R1 113 352.39 on 24 MAY 2023 at 11:30 by the Sheriff GERMISTON NORTH at 22 VOORTREKKER AVENUE, CNR 2ND STREET, EDENVALE CERTAIN: REMAINING EXTENT OF ERF 144 EDENDALE TOWNSHIP REGISTRATION DIVISION .I.R, THE PROVINCE OF GAUTENG MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NO T22270/2016 SITUATE AT 31 - 15TH AVENUE, GERMISTON NORTH ZONE: RESIDENTIAL The following information is furnished but not guaranteed - A DWELLING CONSISTING OF A LOUNGE, 2 BATHROOMS, 3 BEDROOMS, FAMILY/TV ROOM, 2 OUTBUILDINGS, A SINGLE GARAGE, CARPORT, POOL AND A LAPA The purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guaranteed cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building guarantee in a form acceptable to Execution Creditor's conveyancer, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder The property may be taken possession of after signature of the conditions of sale, payment of the deposit and sheriff commission and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property the purchaser shall be liable for occupational rent at a rate of 1% calculated on the purchase price per month. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, GERMISTON NORTH, The office of the Sheriff for GERMISTON NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules apply Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2000 (URL <http://www.info.gov.za/view/DownloadFile> B) FICA - legislation i.r.o proof of identity and address particulars C) Payment of a Registration Fee of R50 000.00 in cash D) Registration conditions NB 1. In terms of Rule 46: 1(8)a(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale 2. (8)(d) any interest party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale Aforesaid sale shall be subject to the Conditions of sale which may be inspected at the office of the Sheriff of the High Court, GERMISTON NORTH.

Dated at JOHANNESBURG on the 2023-03-24.

VVM INC ATTORNEYS - C/O BARNARD PATEL, No 17 Ivy Street, Clydesdale, Pretoria. Tel: 011 329 8613. Ref: Jorica Hamman/ez/MAT3909 - E-MAIL : JoricaH@vvmattorneys.co.za.

Case No: 42229/2021

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 PAUL JACOBUS STOLTZ (Identity Number: 721117 5191 085), 1st Execution Debtor/Defendant IRIS STOLTZ (Identity Number: 760601 0004 080), 2nd Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 10:00, SHERIFF VANDERBIJLPARK at CORNER FRIKKIE MEYER & KELVIN BOULEVRADS, VANDERBIJLPARK**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 1st of AUGUST 2022 in terms of which the following property will be sold in execution on 26th of MAY 2023 at 10h00 by the SHERIFF VANDERBIJLPARK at CORNER FRIKKIE MEYER & KELVIN BOULEVRADS, VANDERBIJLPARK.to the highest bidder with reserve of R820 000.00. ERF 117 VANDERBIJL PARK CENTRAL



EAST NO. 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 557 (FIVE HUNDRED AND FIFTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T96759/07. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: 59 WILKINSON STREET, VANDERBIJLPARK CENTRAL EAST NO. 1 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 1XBEDROOM, KITCHEN, 1XBATHROOM, 1XGARAGE, 1XCARPORT (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, VANDERBIJLPARK. The office of the SHERIFF VANDERBIJLPARK will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a prerequisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF VANDERBIJLPARK at UNIT 5B SENTIO BUILDING, FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK.

Dated at ILLOVO on the 2023-04-01

STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Tel: (010) 201-8600. Ref: REF: J BOTHA/AM/S1663/2110.

**Case No: 2017/21301  
DOCEX 125, JHB**

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

**In the matter between: Absa bank Limited, Plaintiff and Jan Daneel Van Der Hoven, 1st Defendant, Susan  
Wilhelmina Van Der Hoven, 2nd Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-25, 10:00, 91 General Hertzog Road, Three Rivers, Vereeniging**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 08 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 VEREENIGING on 25 MAY 2023 at 10:00 at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING, to the highest bidder without reserve:

CERTAIN: ERF 335 THREE RIVERS EAST TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG; MEASURING: 1980 (ONE THOUSAND NINE HUNDRED AND EIGHTY ) SQUARE METRES, HELD: Under Deed of Transfer T3440/2016;

SITUATE AT: 4 SWALLOW AVENUE, THREE RIVERS EAST, VEREENIGING

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 4 SWALLOW AVENUE, THREE RIVERS EAST, VEREENIGING consists of: Lounge, Dining Room, Kitchen, 3 x Bedrooms, 2 x Toilets, 2 x Bathrooms and 2 x Garages (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff

within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING. The SHERIFF VEREENIGING will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING, during normal office hours Monday to Friday, Tel: 016 100 9000, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT28748).

Dated at JOHANNESBURG on the 2023-03-30

Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Tel: 011-646 0006. Fax: 011 646 0016. Ref: JE/mm/MAT28748.

**Case No: 2021/9815**

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

**In the matter between: JOHAN COETZEE N.O., SAMSON SAM DOUGLAS N.O., LOUW DOUGLAS STUART N.O., TERRENCE PATRICK LAMONT SMITH N.O, Plaintiffd, and THEBELIHLE XOLISWA NTSJOBANE**

**KEVIN BONGANI NTSJOBANE, Defendants**

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

**2023-05-26, 10:00, SHERIFF OF THE HIGH COURT WESTONARIA, 50 EDWARDS AVENUE, JOHANNESBURG**

The property which, on 26 MAY 2023 at 10H00, will be put up to auction at 50 EDWARDS AVENUE, WESTONARIA, in respect of an order/s granted on the 30 JUNE 2022 consists of:

ERF 23985, PROTEA GLEN EXTENSION 27 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 315 (THREE AND FIFTEEN HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T42868/2013 ALSO KNOWN AS: ERF 23985 PROTEA GLEN EXT 27 (23985 HAZEL CLOSE)

IMPROVEMENTS: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM (Not Guaranteed)

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

THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS: -

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

#### 1. THE SALE

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

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

#### 2. MANNER OF SALE

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

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

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

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

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

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

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

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

Dated at: JOHANNESBURG on the 2023-05-05

HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Tel: 010 448 0609. Ref: M01156.

**Case No: 2021/33570**

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

**In the matter between: GAUTENG LOCAL DIVISION, JOHANNESBURG, Plaintiff, and SAMUEL THAVHANA, Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-26, 10:00, SHERIFF OF THE HIGH COURT WESTONARIA, 50 EDWARDS AVENUE,  
JOHANNESBURG**

The property which, on 26 MAY 2023 at 10H00, will be put up to auction at 50 EDWARDS AVENUE, WESTONARIA, in respect of an order/s granted on the 30 JUNE 2022 consists of:

ERF 22479, PROTEA GLEN EXTENSION 20 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 300 (THREE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T38984/2015

ALSO KNOWN AS: ERF 22479 PROTEA GLEN EXT 20 (6 CLOVES CRESCENT)

IMPROVEMENTS: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM

(Not Guaranteed)

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

THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS: -

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

#### 1. THE SALE

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

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

#### 2. MANNER OF SALE

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

2.2. If the sale is subject to a reserve price then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clauses 3.1, 4.1 and 5.1; and



confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded.

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

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

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

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

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

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

Dated at JOHANNESBURG on the 2023-05-05

HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Tel: 010 448 0609. Ref: M01405.

**Case No: 59595/2021**

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and BERINGER, WIM JOHAN, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT** Details of the sale

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

(a) Section No.2 as shown and more fully described on Sectional Plan No.SS119/1995, ("the sectional plan") in the scheme known as TONDONNA in respect of the land and building or buildings situate at WELTEVREDENPARK EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 113 (ONE HUNDRED AND THIRTEEN) SQUARE METRES in extent ("the mortgaged section"), and

(b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan HELD BY DEED OF TRANSFER NO ST25717/1995 SUBJECT TO THE CONDITIONS CONTAINED THEREIN ("the mortgaged unit") which is certain and is zoned as a residential property inclusive of the following: A UNIT CONSISTING OF A KITCHEN, 1 BATHROOM, 2 BEDROOMS AND 1 GARAGE WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 2 TONDONNA, 1198 CORNELIUS STREET, WELTEVREDENPARK EXT 1, ROODEPOORT, in the magisterial district of ROODEPOORT.

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 pro

Dated at JOHANNESBURG on the 2023-04-24

DRSM ATTORNEYS, BOLTON ROAD, CNR FOURTH, AVENUE, ROSEBANK. Tel: (011) 447 8478. Fax: (011) 447 4159. Ref: MPONENG/138523.

Case No: 36274/2020  
DOCEX 271, JHB

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

**In the matter between: Nedbank Limited; Plaintiff and Karabo Nobuhle Modibedi; 1st Defendant, Cecelia Mamoabi Modibedi; 2nd Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-31, 10:00, 5 2nd Street, Armadale**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 06 October 2021, in terms of which the following property will be sold in execution on the 31st of May 2023 at 10h00 by the Sheriff Soweto East at 5 2nd Avenue, Armadale, to the highest bidder subject to such reserve price, as set by Court in the amount of R250 000.00.

**Certain Property:**

Erf 584, Mofolo Central Township, Registration Division I.Q., The Province of Gauteng, measuring 232 square metres, held by Deed of Transfer No. T37932/2008.

Physical Address: 584 Motlounge Avenue, Mofolo Central, Soweto.

Zoning: Residential

Magisterial District: Johannesburg

Improvements: The following information is furnished but not guaranteed:

2 bedrooms, 1 bathroom, kitchen, dining room.

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

The Purchaser shall in addition to the Sheriff's commission, which is 6%(six percent) on the proceeds of the sale up to a price of R100 000.00(One Hundred Thousand Rand) and thereafter 3.5%(three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchase received possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month for date of occupation to date of transfer.

Rules of this auction are available 24 hours before the auction at the office of the Sheriff Soweto East, 5 2nd Avenue, Armadale. The Sheriff Soweto East will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended and pursuant of a judgment granted against the Defendants for the money owing to the Plaintiff. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

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

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

C) Payment of a refundable registration Fee of R30 000.00;

D) Registration conditions: All bidders are required to present their identity documents together with proof of residence for FICA compliance.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Soweto East, 5 2nd Avenue, Armadale Johannesburg, during normal office hours Monday to Friday.

Dated at RANDBURG on the 2023-04-06

BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic Cnr Surrey Avenue & Republic Road,, Randburg. Tel: 011 504 5300. Fax: 086 554 3902. Ref: 086 554 3902.

**Case No: 7313 OF 2021  
61 ROODEPOORT**

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

**In the matter between: THE BODY CORPORATE OF VIA VENETO SECTIONAL SCHEME, Plaintiff, and  
NGOZA, SINKOLONGO MALAMBO, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-01, 10:00, UNIT B1, 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK,  
JOHANNESBURG**

SECTION No. 9 as shown and more fully described on Sectional Plan No SS492/2000 in the Scheme known as VIA VENETO in respect of the land and buildings situate at 9 VIA VENETO, ATHOL OAKLANDS DRIVE, MELROSE NORTH of which section the floor area according to the sectional plan is 69 square metres in extent; and an undivided share in the common property HELD BY TITLE DEED - ST20123/2005

THE FOLLOWING INFORMATION REGARDING THE PROPERTY IS NOT FURNISHED BUT IN THIS RESPECT NOTHING IS GUARANTEED: DESCRIPTION: SECTIONAL TITLE UNIT

ROOF:TILES, DESCRIPTION : KITCHEN, LOUNGE, 2 BEDROOMS, BATHROOM

ZONING: RESIDENTIAL

THAT the property will be sold for cash to the highest bidder and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF AT 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL UNIT B1, JOHANNESBURG.

Dated at ROODEPOORT on the 2023-03-08

OTTO KRAUSE INCORPORATED ATTORNEYS, CLEARVIEW OFFICE PARK, BUILDING C, 77 WILHELMINA AVENUE, ALLENSNECK. Tel: 0116752881. Fax: 0116752899. Ref: PHILIP ROOS/ee/MAT24199.

**Case No: 16198 OF 2021  
DX 61 JOHANNESBURG**

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF JOHANNESBURG NORTH HELD AT RANDBURG)

**In the matter between: STONEHAVEN ESTATE HOME OWNERS ASSOCIATION (NPC), Plaintiff, and VITO,  
GERALD, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 10:00, SHERIFF KRUGERSDORP, GROUND FLOOR, OLD ABSA BUILDING, CNR HUMAN &  
KRUGER STREETS, KRUGERSDORP**

PORTION 100 OF THE FARM BULTFONTEIN NO. 533 known as 100 STONEHAVEN ESTATE, FALCON CLOSE, FARM BULTFONTEIN, KRUGERSDORP, Held under Deed of Transfer T114276/2006 being 1 0795 hectares in extent

THE FOLLOWING INFORMATION REGARDING THE PROPERTY IN THIS RESPECT NOTHING IS GUARANTEED: DESCRIPTION: VACANT STAND.

ZONING: RESIDENTIAL

THAT the property will be sold with a reserve price of R2 500 000.00 to the highest bidder and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF KRUGERSDORP, OLD ABSA BUILDING, GROUND FLOOR, CNR HUMAN & KRUGER STREETS, KRUGERSDORP.

Dated at ROODEPOORT on the 2023-04-11

OTTO KRAUSE INCORPORATED ATTORNEYS, CLEARVIEW OFFICE PARK, BUILDING C, 77 WILHELMINA AVENUE, ALLENSNECK. Tel: 0116752881. Fax: 0116752899. Ref: PHILIP ROOS/EE/MAT37169.

Case No: 2720/2022  
DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and DENZIL GREGORY OLIVER (ID NUMBER: 800823 5037 08 7) - FIRST JUDGMENT DEBTOR AND DOREEN OLIVER (ID NUMBER: 820812 0355 08 7) - SECOND JUDGMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R1 100 000.00, will be held by the Sheriff KEMPTON PARK & TEMBISA, at 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK on THURSDAY the 25 MAY 2023 at 10H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff KEMPTON PARK & TEMBISA during office hours: ERF 111 VAN RIEBEECK PARK EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1239 (ONE THOUSAND TWO HUNDRED AND THIRTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER T75346/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: EKURHULENI NORTH. ALSO KNOWN AS: 5 MEERKAT AVENUE, VAN RIEBEECK PARK EXTENSION 1, KEMPTON PARK, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 4 X BEDROOMS; 2 X BATHROOM; TV/LIVING ROOM; DINING ROOM; LOUNGE; STUDY; KITCHEN; PANTRY; CARPORT; AND SWIMMING POOL. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008; (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R20,000.00 ; (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 KEMPTON PARK & TEMBISA'S OFFICES, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK. TELEPHONE NUMBER: (011) 394- 5641.

Dated at PRETORIA on the 2023-05-02

STRYDOM BRITS MOHULATSI INC., BLOCK A, MENLYN WOODS OFFICE PARK, SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: 0123651887. Ref: M JONKER/AM/DH39336.

Case No: 3002/2020  
Docex 235 Pretoria

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Registration Number: 1962/000738/06 Plaintiff, NICOLAAS JOHANNES PRINSLOO (Identity Number: 621018 5237 08 7), First Defendant DOROTHEA FREDERIKA PRINSLOO (Identity No: 640703 0022 08 2), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Johannesburg High Court) in the abovementioned suit, a sale with a reserve of R768 433.00 will be held on MONDAY, 22 MAY 2023 at 10:00 at 4 ANGUS STREET, GERMISTON SOUTH which will lie for inspection at the offices of the Sheriff for the High Court, SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON SOUTH. ERF 557 ELSPARK TOWNSHIP REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG MEASURING 1076 (ONE THOUSAND AND SEVENTY-SIX) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T4652/1992 SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED SPECIAL SUBJECTS ON THE RESERVATION OF MINERAL RIGHTS SITUATED AT: 10 SPARROW ROAD, ELSPARK, 1401 ZONED: GENERAL RESIDENTIAL IMPROVEMENTS: (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") MAIN BUILDING: 1 X LOUNGE, 1 X KITCHEN,

4 X BEDROOMS, 2 X BATHROOMS, 1 X TOILET, 1 X DINING ROOM AND 1 X PANTRY. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND) of the proceeds of the sale, and 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE COMMA FIVE PER CENTUM) on the balance thereof, subject to a maximum commission of R40 000.00 (FOURTHY THOUSAND) in total and minimum of R3000.00 (THREE THOUSAND). TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON SOUTH. 3. Registration as a buyer is required subject to certain conditions: 3.1 Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 3.2 FICA legislation with regard to identity and address particulars; 3.3 Registration fee payable, refundable after sale if not buying; 3.4 Registration conditions. 4. The sale will be conducted at the offices of SHERIFF GERMISTON SOUTH situated at 4 ANGUS STREET, GERMISTON SOUTH. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at Pretoria

MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Tel: 012 362 3137. Fax: 086 694 4081. Ref: A HASSIM/KJP/FOR2/0107 - Email: [Attiyahh@mjs-inc.co.za](mailto:Attiyahh@mjs-inc.co.za)

**Case No: 31666/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor JOHN DOE, Sentso Abram Poho, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-29, 10:00, 21 Hubert Street, Johannesburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Johannesburg Central, at the Sheriff's offices, 21 Hubert Street, Johannesburg on Monday, 29 May 2023 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg Central, at the abovementioned address, who can be contacted on (011)492 2660, and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 1712 as shown and more fully described on Sectional Plan No. SS266/2005 in the scheme known as The Franklin in respect of the land and building or buildings situated at Johannesburg Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 75 (seventy five) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST17799/2021; Also known as 1712 The Franklin, 39 Helen Joseph Street, Johannesburg. Magisterial District: Johannesburg Central Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, lounge, kitchen. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria on the 2023-05-03 .

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9164. Ref: Mr M Coetzee/AN/F7021.

**Case No: D9052/2019**

KWAZULU NATAL LOCAL DIVISION, DURBAN

(KWAZULU NATAL LOCAL DIVISION, DURBAN)

**In the matter between: NEDBANK LIMITED, Plaintiff and BRENTON RICARDO MOONSAMY Identity Number 841107 5033 08 5, First Defendant and MELISSA MANDY MOONSAMY Identity Number 850507 0140 08 2, Second Defendant**



## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-22, 09h00, Sheriff Durban West at No. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution 22ND of MAY 2023 at 9H00 at Sheriff Durban West at No. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN, to the highest bidder subject to a reserve of R690,000.00:A unit ("the mortgaged unit") consisting of -

(a) Section No. 1 as shown and more fully described on Sectional Plan No.SS250/1985 ("the sectional plan") in the scheme known as 22 BONAMOUR AVE in respect of the land and building or buildings situate at DURBAN IN THE ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 88 (EIGHTY EIGHT) square metres in extent ("the mortgaged section"); and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property") Held by Deed of Transfer No. ST29260/2014, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

PHYSICAL ADDRESS: UNIT 1 BONAMOUR MEWS, 22 BONAMOUR AVENUE, DURBAN, KWAZULU-NATAL ZONING : RESIDENTIAL(NOTHING GUARANTEED)IMPROVEMENTS:

The following information is furnished but not guaranteed:STREET LEVEL FLAT, METAL ROOF, BRICK/BLOCK WALLS, CARPORT COVERED, MAIN HOUSE: TILED FLOORS, 2X BEDROOMS, 1X ENSUITE WITH TUB AND TOILET, BUILT IN CUPBOARDS, 1X FULL BATHROOM-TOILET AND SHOWER, 1X LOUNGE, 1X DINING ROOM (OPEN PLAN), 1X KITCHEN WITH BUILT IN CUPBOARDS, SWIMMING POOL, ALARM SYSTEM, FENCED, SECURITY/ ELECTRONIC GATES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction and full advertisement are available 24 hours before the auction at the office of the Sheriff for DURBAN WEST, No 1 RHODES AVENUE, GLENWOOD, DURBAN. The office of the Sheriff for Durban West will conduct the sale with auctioneer N ADAMS. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, No 1 RHODES AVENUE, GLENWOOD, DURBAN.

Dated at UMHLANGA on the 2022-02-10

Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Tel: 0315705603. Fax: 0866681028. Ref: n0183/6050.

**Case No: D9052/2019**  
**docex 27**

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and BRENTON RICARDO MOONSAMY Identity Number 841107 5033 08 5, First Defendant and MELISSA MANDY MOONSAMY Identity Number 850507 0140 08 2, Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-22, 09h00, Sheriff Durban West at No. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution 22ND of MAY 2023 at 9H00 at Sheriff Durban West at No. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN, to the highest bidder subject to a reserve of R690,000.00: A unit ("the mortgaged unit") consisting of -

(a) Section No. 1 as shown and more fully described on Sectional Plan No. SS250/1985 ("the sectional plan") in the scheme known as 22 BONAMOUR AVE in respect of the land and building or buildings situate at DURBAN IN THE ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 88 (EIGHTY EIGHT) square metres in extent ("the mortgaged section"); and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property") Held by Deed of Transfer No. ST29260/2014 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

PHYSICAL ADDRESS: UNIT 1 BONAMOUR MEWS, 22 BONAMOUR AVENUE, DURBAN, KWAZULU-NATAL ZONING : RESIDENTIAL(NOTHING GUARANTEED)IMPROVEMENTS:

The following information is furnished but not guaranteed: STREET LEVEL FLAT, METAL ROOF, BRICK/BLOCK WALLS, CARPORT COVERED, MAIN HOUSE: TILED FLOORS, 2X BEDROOMS, 1X ENSUITE WITH TUB AND TOILET, BUILT IN CUPBOARDS, 1X FULL BATHROOM-TOILET AND SHOWER, 1X LOUNGE, 1X DINING ROOM (OPEN PLAN), 1X KITCHEN WITH BUILT IN CUPBOARDS, SWIMMING POOL, ALARM SYSTEM, FENCED, SECURITY/ ELECTRONIC GATES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction and full advertisement are available 24 hours before the auction at the office of the Sheriff for DURBAN WEST, No 1 RHODES AVENUE, GLENWOOD, DURBAN. The office of the Sheriff for Durban West will conduct the sale with auctioneer N ADAMS. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

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

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

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

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, No 1 RHODES AVENUE, GLENWOOD, DURBAN.

Dated at UMHLANGA on the 2022-02-10

Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Tel: 0315705603. Fax: 0866681028. Ref: n0183/6050.

**Case No: 11451/2018P**

**031 5369700**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, 1ST Plaintiff, ABSA BANK LIMITED, 2ND Plaintiff and J H MULLER, DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-05-22, 10H00, SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on MONDAY, 22ND MAY 2023 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: A UNIT CONSISTING OF - a) SECTION NO. 13 AS SHOWN AND

MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS134/1986 IN THE SCHEME KNOWN AS ITHACA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MARGATE, IN THE HIBISCUS COAST MUNICIPALITY AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 52 (FIFTY TWO) SQUARE METRES IN EXTENT; AND b) AN UNDIVIDED SHARE 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 ST37256/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER. PHYSICAL ADDRESS: DOOR 12 ITHACA, 3 MANABA BEACH ROAD, MANABA BEACH, MARGATE, KWAZULU-NATAL. MAGISTERIAL DISTRICT: UGU MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: SINGLE STOREY DWELLING UNIT IN A MULTIPLE STOREY BRICK WITH PLASTERED WALLS, TILED FLOORS AND CLAY ROOFED COMPLEX CONSISTING OF: A COMBINED LOUNGE AND DINING ROOM, 1 BATHROOM, 1 BEDROOM, KITCHEN, AND 1 TOILET. OTHERS: BOUNDARY IS FENCED. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted the the above Honourable Court. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the Sheriff Port Shepstone. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone. 11 Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations.

Dated at UMHLANGA ROCKS on the 2023-04-28

JOHNSTON & PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: ROMAN REDDY/PC.

**Case No: 2428/2017**  
**031 570 5600 DOCEX 27**

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

**In the matter between: RAND MERCHANT PRIVATE BANK**

**A division of FIRSTRAND BANK LIMITED, REGISTRATION NO: 1929/001225/08), APPLICANT and XX, Defendant and ROSEBUD GUGULETHU HLATSHWAYO N.O., First Respondent, LANCE GRAIN PETERSON N.O. Second Respondent ROSEBUD GUGULETHU HLATSHWAYO, Third Respondent, EDMUND SIPHO HLATSHWAYO, Fourth Respondent, ED-ROSE INVESTMENT CC, Fifth Respondent, ETHEKWINI MUNICIPALITY, Sixth Respondent**

**NOTICE OF SALE IN EXECUTION**

**2023-05-22, 09H00, AT THE SHERIFF'S OFFICE, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM**

IN THE HIGH COURT OF SOUTH AFRICA KWAZULU NATAL LOCAL DIVISION, DURBAN. Case Number: 2428/2017. In the matter between: FIRSTRAND BANK LIMITED, trading as inter alia Applicant RMB PRIVATE BANK and ROSEBUD GUGULETHU HLATSHWAYO N.O. First Respondent LANCE GRAIN PETERSON N.O. Second Respondent ROSEBUD GUGULETHU HLATSHWAYO Third Respondent (IDENTITY NUMBER: -591210 0734 08 7) EDMUND SIPHO HLATSHWAYO Fourth Respondent (IDENTITY NUMBER: -551124 5681 08 6) ED-ROSE INVESTMENT CC Fifth Respondent (REGISTRATION NUMBER: - 1996/043300/23) ETHEKWINI MUNICIPALITY Sixth Respondent



## NOTICE OF SALE.

This is a sale in execution in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the First and Second Respondent's for money owing to the Applicant in the above Honourable Court in terms of which the following property will be sold in execution on the 22nd of May 2023 at 9am (REGISTRATION CLOSES AT 08H50) AT THE SHERIFF'S OFFICE, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM in accordance with the Consumer Protection Act 68 of 2008, as amended. ERF 1699 UMHLANGA ROCKS (EXTENSION 14) REGISTRATION DIVISION FU SITUATE IN THE NORTH LOCAL COUNCIL AREA PROVINCE OF KWAZULU-NATAL IN EXTENT 1 341 (ONE THOUSAND THREE HUNDRED AND FORTY ONE) SQUARE METRES HELD UNDER DEED OF TRANSFER T28494/2000 SUBJECT To all the terms and conditions contained therein and more especially subject to a usufruct in favour of EDMUND SIPHO HLATSHWAYO, identity number 551124 5681 08 6 and GUGULETHU ROSEBUD HLATSHWAYO, identity number 591210 0734 08 7, married in community of property to each other, for a period of 20 (TWENTY) years commencing from date of registration of transfer. PHYSICAL ADDRESS OF THE PROPERTY: 13 WINDSOR AVENUE, UMHLANGA ROCKS, 4319.

**ZONING:** GENERAL RESIDENTIAL (NOTHING GUARANTEED) GENERAL RESIDENTIAL IMPROVEMENTS: The following information is furnished but not guaranteed: 1st Storey: PAVED YARD, 1 X DOUBLE GARAGE, 1 X SINGLE GARAGE BOTH GARAGES TILES & ELECTRONIC, METAL ELECTRONIC DRIVEWAY GATE, 3 X TILED LOUNGE (1 SUNKEN), BAR, ENTERANCE HALL TILED, DINNINGROOM TILED, KITCHEN WITH BUILT IN CUPBOARDS BREAKFAST NOOK & SCULLERY, 2 SERVANTS ROOMS, COMBINED TOILET & BATHROOM TILED WITH WASH BASIN, PAVED POOL, PLAY AREA, GUEST TOILET TILED WITH WASH BASIN, TILED STAIRWAY. 2nd Storey: MASTER BEDROOM TILED WITH BUILT IN CUPBOARDS, BALCONY, SEAVIEW, JACUZI, TOILET, SHOWER, 2 X WASH BASIN & ENSUITE, 1 X INTERLEADING ROOM WITH BUILT IN CUPBOARDS TILED, 1 X GUEST ROOM, TILED, SHOWER, TOILET, WASH BASIN, 1 X STUDY ROOM, TILED, 1 X BEDROOM, TILED WITH BUILT IN CUPBOARDS, 1 X COMBINED TOILET & BATHROOM CONSISTING OF TUB, WASH BASIN, TILED, 1 X BEDROOM TILED WITH BUILT IN CUPBOARDS, 1 X BEDROOM WITH BALCONY, TILED, ENSUITE, TOILET, SHOWER, WASH BASIN, SEAVIEW, BLOCK FENCING, CAMERAS, BLOCK UNDER TILE. (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 immediately on the fall of the hammer, immediately into the sheriff's 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 a full advertisement is available 24 hours before the auction at the office of the Sheriff for THE SHERIFF'S OFFICE, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM. 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) All bidders physically attending the auction are required to pay R 10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. (d) Registration conditions Only registered bidders will be allowed into the auction room. The office of the Sheriff for INANDA TWO will conduct the sale with the sheriff, R R SINGH OR HIS DEPUTY H SAIB. Advertising costs at current publication rates and sale costs according to court rules, apply. Rules of the auction and conditions of sale may be inspected at the sheriff's office, AT THE SHERIFF'S OFFICE, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM 24 hours prior to the auction. The purchaser shall pay to the Sheriff a deposit of 10 % (per cent) of the purchase price in cash or by EFT on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1 % of the purchase price per month from date of occupation to date of transfer. Only Registered Bidders will be allowed into the Auction Room. RAN178/0115/SS

Dated at UMHLANGA on the 2023-02-09

Strauss Daly Attorneys, 9th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga. Tel: 031 570 5600. Fax: 031 570 5796. Ref: RAN178/0115/SS.

**Case No: 11787/2022**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor, Plaintiff, and Arnold Laurence Venskin, Judgment Debtor, Defendant**

## NOTICE OF SALE IN EXECUTION

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

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort at the Sheriff's Offices, 182 Progress Road, Lindhaven, Roodepoort on Friday, 26 May 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff Roodepoort, at the abovementioned address and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 30 as shown and more fully described on Sectional Plan No. SS42/1985 in the scheme known as Katherine Court in respect of the land and building or buildings situated at Florida Ext 8 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 87 (eighty seven) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST56524/2004; Also known as 30 Katherine Court, 10 Kathleen Street, Florida Ext 8, Roodepoort. Magisterial District: Johannesburg West Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, TV/living room & dining room combined, kitchen. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Payment of a Registration fee of R 50 000.00 (refundable) 4. Registration conditions

Dated at Pretoria on the

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F5458.

**Case No: 11787/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Arnold Laurence Venskin, Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

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

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort at the Sheriff's Offices, 182 Progress Road, Lindhaven, Roodepoort on Friday, 26 May 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff Roodepoort, at the abovementioned address and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 30 as shown and more fully described on Sectional Plan No. SS42/1985 in the scheme known as Katherine Court in respect of the land and building or buildings situated at Florida Ext 8 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 87 (eighty seven) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST56524/2004; Also known as 30 Katherine Court, 10 Kathleen Street, Florida Ext 8, Roodepoort. Magisterial District: Johannesburg West Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, TV/living room & dining room combined, kitchen. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Payment of a Registration fee of R 50 000.00 (refundable) 4. Registration conditions

Dated at Pretoria on the 2023-05-03

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F5458.

Case No: 1131/2020

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) Execution Creditor LIMITED N.O., Plaintiff, and JONATHAN VAN DER HEEVER First Execution Debtor (ID NO: 740406 5102 08 6) and SHARON GRACE VAN DER HEEVER Second Execution Debtor (ID NO: 700411 0270 08 4)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2023-05-24, 12:00, 15 WOODBURY AVENUE, OTTERY**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale, subject to a reserve price of R1 230 000.00, will be held on WEDNESDAY, 24 MAY 2023 at 12h00 at the PREMISES: 15 WOODBURY AVENUE OTTERY. The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, SHERIFF WYNBERG SOUTH. (a) ERF 1970 OTTERY, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF CAPE TOWN; (b) IN EXTENT: 424 (FOUR HUNDRED AND TWENTY FOUR) SQUARE METRE; (c) HELD BY DEED OF TRANSFER NO. T9736/2007; (d) SITUATED AT 15 WOODBURY AVENUE, OTTERY; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED). The following information is furnished re the improvements though in this respect nothing is guaranteed: - SINGLE STOREY HOUSE, BRICK WALLS, CLAY TILE ROOF, 1X ENTRANCE HALL, 1X LOUNGE, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X SEPARATE TOILET, 1X COVERED PATIO, 1X GARAGE, 1X SWIMMING POOL, 1X BOUNDARY WALL. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN

STRAUSS DALY INC. T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Fax: 086 5100 157. Ref: SOU106/1032.

Case No: 10312/2022

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor, Plaintiff, and Nopasika Lufundo, Judgment Debtor, Defendant**

NOTICE OF SALE IN EXECUTION  
**2023-05-23, 11:00, 24 Rhodes Street, Kensington B, Randburg**

A Sale In Execution of the undermentioned property is to be (sold to the highest bidder subject to the reserve price of R 422 000.00) held by the Acting Sheriff of Randburg South West, at 24 Rhodes Street, Kensington B, Randburg on Tuesday, 23 May 2023 at 11h00. Full conditions of sale can be inspected at the offices of the Acting Sheriff Randburg South West, at the above address, who can be contacted on 011 326 3170/76, and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. (a) Section No. 116 as shown and more fully described on Sectional Plan No. SS129/2006 in the scheme known as Sunbird Estate in respect of the land and building or buildings situated at Sundowner Ext 37 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 80 (eighty) square metres in extent; and (b) an undivided share

in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST20586/2019. (c) An exclusive use area described as Parking P168 measuring 13 (thirteen) square metres being such part of the common property comprising the land and the scheme known as Sunbird Estate in respect of the land and building or buildings situated at Sundowner Ext 37 Township, Local Authority: City of Johannesburg Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS129/2006, held by Notarial Deed of Cession Number SK1411/2019 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession (d) An exclusive use area described as Parking P169 measuring 13 (thirteen) square metres being such part of the common property comprising the land and the scheme known as Sunbird Estate in respect of the land and building or buildings situated at Sundowner Ext 37 Township, Local Authority: City of Johannesburg Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS129/2006, held by Notarial Deed of Cession Number SK1411/2019 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession Also known as 116 Sunbird Estate, Meteor Street, Sundowner Ext 37, Randburg. Magisterial District: Johannesburg North Improvements: A Sectional Title Unit with: 2 bedrooms, 1 1/2 bathrooms, dining room - open plan, lounge - open plan, kitchen - open plan, carport, fencing, outer wall finishing - plaster, roof finishing - tiles, interior floor finishing - tiles, flat is on the 2nd floor. Zoned: Residential Take further notice that: 1. 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. 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 Acting Sheriff Randburg South West, 24 Rhodes Street, Kensington B, Randburg. The office of the Acting Sheriff Randburg South West will conduct the sale. 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 50 000.00 by EFT iv. Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Acting Sheriff Randburg South West, 24 Rhodes Street, Kensington B, Randburg.

Dated at Pretoria on the 2023-05-03

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6986.

**Case No: 162/2021**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. Plaintiff and WILBARD KATUTA Defendant (ID NO: 690814 5847 08 1), Defendant**

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

**2023-05-31, 12:00, PAARL SHERIFF'S STORAGE UNIT: SHERIFFS' STORAGE UNIT 12 ANTERAMA PARK BORSSENBERG STREET DAL JOSAFAT PAARL**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale, without a reserve price, will be held on WEDNESDAY, 31 MAY 2023 at 12h00 at the PAARL SHERIFF'S STORAGE UNIT: SHERIFFS' STORAGE UNIT 12 ANTERAMA PARK BORSSENBERG STREET DAL JOSAFAT PAARL The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, PAARL. (a) ERF 3590 KLAPMUTS, IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH, PROVINCE OF THE WESTERN CAPE; (b) MEASURING 137 (ONE HUNDRED AND THIRTY-SEVEN) SQUARE METRES; (c) HELD BY DEED OF TRANSFER T6380/2017; (d) SITUATE AT 19 DE CLAMPUTS STREET, PINOTAGE VILLAS KLAPMUTS; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- CEMENT TILED ROOF HOUSE WITH FIBERCRETE SECURITY WALLS AND TILED FLOORS, 3 X BEDROOMS (MAIN BEDROOM HAS FITTED CLOSET), 1 X BATHROOM & TOILET, OPEN PLAN LOUNGE & KITCHEN WITH BUILT IN CUPBOARDS, 1 X GARAGE TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter

3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN

STRAUSS DALY INC. T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Tel: 021 410 2200. Fax: 086 5100 157. Ref: SOU106/1162.

Case No 7993/2021P

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

In the matter between: **STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and LUBABALO MDINYANE First Respondent and NTOMBIKAYISE MDINYANE Second Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-22, 10:00, 17A Mgazi Avenue, Umtentweni, KwaZulu-Natal ,**

The following property will be sold in execution to the highest bidder on MONDAY, 22ND May 2023 at 10H00 at 17A Mgazi Avenue, Umtentweni, KwaZulu-Natal , namely :623 5th STREET , PORT EDWARD, KWAZULU NATAL;

ERF 623, PORT EDWARD (EXTENSION 2), REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1777 (ONE THOUSAND SEVEN HUNDRED AND SEVENTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NO. T04789/2014 SUBJECT TO THE CONDITIONS SET OUT IN THE AFORESAID TITLE DEED ("the Property") "Ugu Magisterial District"

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A single storey dwelling comprising of 1 lounge and dining room combined , 1 kitchen, 3 bedrooms, 1 bedroom with en-suite , shower/toilet combined , Verandah and garage attached to the main building.

ZONING: Residential

TAKE NOTICE THAT:1. The purchaser shall pay to the sheriff a deposit of 10 % of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner, and provide proof thereof to the satisfaction of the sheriff. 2. The deposit will be deposited immediately by the sheriff into a trust account held in terms of Section 22 of the Sheriffs Act 90 of 1986.

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 attorney, and shall be furnished to the sheriff within 10 days after the date of sale

4. 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.

5.The rules of this auction is available 24 hours before the auction at the office of the Sheriff for Port Shepstone, 17A Mgazi Avenue, Umtentweni, KwaZulu-Natal The office of Sheriff for Port Shepstone will conduct the sale with Auctioneer MAB MAHLANGU or her deputy. 6. Advertising costs at current publication rates and sale costs according to Court rules, apply. 7. 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) All bidders are required to pay R15 000(refundable) registration Fee prior to the commencement of the auction in order to obtain a buyer card.(d) Registration conditions. 8. The aforesaid sale shall be subject to the Condition of Sale which may be inspected at the Sheriff Office , Sheriff Port Shepstone, 17A Mgazi Avenue, Umtentweni, KwaZulu-Natal



Dated at Durban on the 2023-04-26.

Allen Attorneys Inc., 57 Swapo Road, Durban North. Tel: 0315632358. Fax: 0315632375. Ref: gda/ep/Mdiyane.

**Case No: 10637/21P  
252, Durban**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and KHANGELANI ENERST DLAMINI,  
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-01, 10:00, 10 HUNTER ROAD, LADYSMITH, 3370**

KINDLY TAKE NOTICE THAT this sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court in the above matter on the 23 NOVEMBER 2022 and in execution of the Writ of Execution of Immovable Property issued on the 09 JANUARY 2023 the following immovable property will be sold by the Sheriff of the High Court for the district of LADYSMITH on THURSDAY the 01ST day of JUNE 2023 at 10:00 at 10 HUNTER ROAD, LADYSMITH, 3370 to the highest bidder subject to a reserve price of R 375,440.35.

ERF 14721, LADYSMITH, REGISTRATION DIVISION GS., PROVINCE OF KWAZULU-NATAL  
IN EXTENT 340 (THREE HUNDRED AND FORTY) SQUARE METRES, HELD BY DEED OF TRANSFER  
NUMBER T016088/2013, SUBJECT TO THE CONDITIONS HEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

MAGISTERIAL DISTRICT LADYSMITH

The property is situated at 14 UMKHAMBAMBA STREET, LADYSMITH and consists of:

Single storey building with tiled floors, 3 x bedrooms, 1 x dining room, 1 x kitchen, 1 x toilet together with bathroom, wire fence and concrete floors outside.

(in this respect, nothing is guaranteed)

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

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction and a full advertisement can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Ladysmith situated at 10 HUNTER ROAD, LADYSMITH, 3370 for 15 days prior to the date of sale.

The Auction will be conducted by either the sheriff Mr R. Rajkumar, or his Deputy.

Advertising cost at current publication rate and sale cost according to Court rules apply. Registration as a buyer is a pre-requisite subject to condition, inter alia:

- a. In accordance to the Consumer Protection Act 68 of 2008.  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b. Fica -legislation: requirement proof of ID, residential address
- c. Payment of a registration of R10 000-00 in cash for immovable property
- d. Registration Conditions.
- e. STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS.

Dated at DURBAN on the 2023-04-13

Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban.  
Tel: 0313011539. Fax: 031 301 6895. Ref: MAT74166/KZN.

Case No: 10527/2021P

031 5369700

031 5369700 IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU-NATAL DIVISION, PIETERMARITZBURG)

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, FIRST PLAINTIFF, ABSA BANK LIMITED, SECOND PLAINTIFF and RYAN NATHAN JANSEN, FIRST DEFENDANT, KRYSTALE AMELIA JANSEN, SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-05-25, 12H00, AT THE SHERIFF OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN SOUTH**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on THURSDAY, 25 day of MAY 2023 at 12:00 at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, subject to a reserve. KINDLY NOTE THAT THE AUCTION PROCESS WILL BE CONDUCTED IN THE FOLLOWING MANNER. By way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDES, DURBAN and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended. DESCRIPTION: A UNIT CONSISTING OF - a) SECTION NO. 19 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS70/1988, IN THE SCHEME KNOWN AS EKSTEEN FLATS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT AUSTERVILLE, IN THE ETHEKWINI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 83 (EIGHTY 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 NUMBER ST33171/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. PHYSICAL ADDRESS: FLAT 7 EKSTEEN FLATS, 1 EKSTEEN ROAD, AUSTERVILLE, KWAZULU-NATAL. MAGISTERIAL DISTRICT: DURBAN MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL IMPROVEMENTS: Single storey semi-attached brick walls, under tile roof and tile floors dwelling consisting of: 1 OPEN PLAN LOUNGE AND DINING ROOM, 3 BEDROOMS, 1 KITCHEN, 1 BATHROOM, 1 TOILET. BOUNDARY IS FENCED WITH WIRE MESH. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted against the Defendants for money owing to the Plaintiff. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, Acting Sheriff Durban South, 350/352 STAMFORDHILL ROAD, DURBAN, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) A) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. B) All bidders physically attending the auction are required to pay R15 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. C) All online bidders are required to pay R40 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the Sheriff, Allan Murugan, or his Deputy. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, Acting Sheriff Durban South, 350/352 Stamfordhill Road, Durban.

Dated at UMHLANGA ROCKS on the 2023-04-17

JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel: 031 5369700. Fax: 031 5369799. Ref: 031 5369799.

Case No: 3216/2017

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff, and KGOMOTSO LORRAINE LECHALABA (Identity Number: 720611 0738 08 1) First Defendant and LERATO PERCEVERANCE LECHALABA (Identity number: 870830 0378 08 8) Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 11:00, SHERIFF TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale without a reserve will be held at SHERIFF TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on 26 MAY 2023 at 11H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 prior to the sale. ERF 88 THE ORCHARDS EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING 1175 (ONE THOUSAND ONE HUNDRED AND SEVENTY FIVE SQUARE METRES, HELD BY DEED OF TRANSFER NO. T39123/2008, also known as 43 KIRKNESS ROAD, THE ORCHARDS EXTENSION 2 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: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, 3 BEDROOMS, 2 BATHROOMS AND 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3. 4. The sale will be conducted by CP Brown. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523-5300. Ref: B Seimenis / S Erasmus / MAT: 201115.

Case No: 55937/2021

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and DANIEL HLABANGANE (Identity Number: 710819 5624 089) Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 11:00, SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**Details of the sale

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 R1,219,000.00 (ONE MILLION TWO HUNDRED AND NINETEEN THOUSAND RAND) will be held at SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE on 30 MAY 2023 at 11H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE prior to the sale. 1. A unit consisting of: 1.1. Section no 10 as shown and more fully described on sectional plan no SS354/2005 in the scheme known as THUNDER HILL in respect of the land and building or buildings situated at KYALAMI HILLS EXTENSION 9 Township - local authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 167 (ONE HUNDRED AND SIXTY-SEVEN)



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 ST23802/2019 also known AS UNIT 10 THUNDER HILL, 8 PRINCETON STREET, ALBERTYN ROAD, KYALAMI HILLS EXTENSION 9 the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE 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 HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. 6. The sale will be a timed online sale commencing on the Thursday prior to the live sale at 11h00. The Highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the tied auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand. 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 HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE.

Dated at SANDTON

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 17672.

**Case No: 33880/2021**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and  
JOHANNES HENDRIK HATTINGH (Identity Number: 940818 5020 08 4) Defendant**

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

**2023-05-26, 09:30, SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R838,617.00 (EIGHT HUNDRED AND THIRTY EIGHT THOUSAND SIX HUNDRED AND SEVENTEEN RAND) will be held at SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG on 26 MAY 2023 at 09H30, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG on 26 MAY 2023 prior to the sale. ERF 2047 SUNWARD PARK EXTENSION 4 TOWNSHIP REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG MEASURING 996 (NINE HUNDRED AND NINETY SIX) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T034317/2020 also known as 66 MORKEL ROAD, SUNWARD PARK EXT 4 the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG. 4. The sale will be conducted by CP Brown. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be

inspected at the office of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 17278.

**Case No: 30727/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Applicant and Ponego Thabakgolo Muroa, ID 9604035903087, 1st Respondent City of Tshwane Metropolitan Municipality, 2nd Respondent, The Body Corporate of Bauhaus, 3rd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 10:00, acting Sheriff, Pretoria Central at Office No 604, Protea Towers, 246 Paul Kruger Street, Pretoria**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R150 000.00 to the highest bidder, will be held by the acting Sheriff Pretoria Central at Office No 604 Protea Towers, 246 Paul Kruger Street, Pretoria on 25 May 2023 at 10:00 of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN:(a) Section No 707 as shown and more fully described on Sectional Plan No SS678/2007, in the scheme known as BAUHAUS in respect of the land and building or buildings situated at PRETORIA TOWNSHIP, Local Authority : CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 23 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 67745/2019 and subject to such conditions as set out in the aforesaid deed

SITUATED: UNIT 707, BAUHAUS, 317 THABO SEHUME STREET, PRETORIA

ZONED: RESIDENTIAL

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

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

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

2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or EFT on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

3. The property may be take possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.

4. The rules of auction are available 24 hours prior to the auction at the offices of the acting Sheriff Pretoria Central at Office No 604 Protea Towers, 246 Paul Kruger Street, Pretoria. The office of the acting sheriff Pretoria Central will conduct the sale.

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

- a. Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)
- b. Fica-legislation - proof of identity and address particulars
- c. Payment of a refundable registration fee payable prior to the commencement of the auction in order to obtain a buyer's card.

## d. Registration Conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the acting Sheriff, Pretoria Central at Office No 604 Protea Towers, 246 Paul Kruger Street, Pretoria

Dated at PRETORIA on the 2023-04-04

RWL INC. Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Ref: MAT9344/MRS R THERON/LVDW.

**Case No: 21818/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and MONIQUE VERONICA FENSHAM (Identity Number: 880724 0168 08 8) Defendant**

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

**2023-05-31, 10:00, SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN**

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 R433,011.98 (FOUR HUNDRED AND THIRTY THREE THOUSAND AND ELEVEN RAND AND NINETY EIGHT CENTS) will be held at SHERIFF RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN on 31 MAY 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN prior to the sale. A unit consisting of: section no 6 as shown and more fully described on sectional plan no SS218/2015 in the scheme known as MONTACHE VILLAS in respect of the land and building or buildings situated at WESTERGLOOR Township - local authority: RAND WEST CITY LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 106 (ONE HUNDRED AND SIX) square metres in extent; and An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by CERTIFICATE OF REGISTERED SECTIONAL TITLE NUMBER ST218/2015 (7) (UNIT) and subject to such conditions as set out in the aforesaid deed. also known as UNIT 6 MONTACHE VILLAS, 18808 MARITZ STREET, WESTERGLOOR the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM. 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 RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN. 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 RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 15273.

Case No: 52553/2020

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and MONIQUE  
VERONICA FENSHAM (Identity Number: 880724 0168 08 8) Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-31, 10:00, SHERIFF RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN**

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 R474,123.81 (FOUR HUNDRED AND SEVENTY FOUR THOUSAND ONE HUNDRED AND TWENTY THREE RAND AND EIGHTY ONE CENTS) will be held at SHERIFF RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN on 31 MAY 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN prior to the sale. A unit consisting of: section no 7 as shown and more fully described on sectional plan no SS218/2015 in the scheme known as MONTACHE VILLAS in respect of the land and building or buildings situated at WESTERGLOOR Township - local authority: RAND WEST CITY LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 106 (ONE HUNDRED AND SIX) square metres in extent; and An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by CERTIFICATE OF REGISTERED SECTIONAL TITLE NUMBER ST218/2015 (7) (UNIT) and subject to such conditions as set out in the aforesaid deed. also known as UNIT 7 MONTACHE VILLAS, 18808 MARITZ STREET, WESTERGLOOR the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM AND GARAGE. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1,5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN. 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 RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B Seimenis / S Erasmus / MAT: 15361.

Case No: 20919/2020

Docex 235 Pretoria

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Registration Number:  
1962/000738/06 Plaintiff and AMOS TSIBATSI (Identity Number: 730725 5365 08 4), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Johannesburg High Court) in the abovementioned suit, a sale with a reserve of R600 000.00 will be held on MONDAY, 22 MAY 2023 at 10:00 at 4 ANGUS STREET, GERMISTON SOUTH which will lie for inspection at the offices of the Sheriff for the High Court, SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON SOUTH. ERF 370 RONDEBULT TOWNSHIP REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T16541/2009 SUBJECT TO THE

CONDITIONS THEREIN CONTAINED SITUATED AT: 32 ROODEKOP STREET, RONDEBULT, GERMISTON, 1434 ZONED: GENERAL RESIDENTIAL IMPROVEMENTS: (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") MAIN BUILDING: LOUNGE, KITCHEN, 3 X BEDROOMS, 2 X BATHROOMS, SINGLE STORY, PLASTER WALLING PRE-CAST ROOF CONSTRUCTION TILES. OUT BUILDING: 2 X GARAGE TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND) of the proceeds of the sale, and 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE COMMA FIVE PER CENTUM) on the balance thereof, subject to a maximum commission of R40 000.00 (FOURTHY THOUSAND) in total and minimum of R3000.00 (THREE THOUSAND). TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON SOUTH. 3. Registration as a buyer is required subject to certain conditions: 3.1 Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 3.2 FICA legislation with regard to identity and address particulars; 3.3 Registration fee payable, refundable after sale if not buying; 3.4 Registration conditions. 4. The sale will be conducted at the offices of SHERIFF GERMISTON SOUTH situated at 4 ANGUS STREET, GERMISTON SOUTH. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA

MOTHLE JOOMA SABDIA INC., Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Tel: 012 362 3137. Fax: 086 694 4081. Ref: A HASSIM/KJP/FOR2/0659 - Email: Attiyahh@mjs-inc.co.za

**Case No: 56887/2020**

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

**In the matter between: THE BODY CORPORATE OF THEATRE VIEW SCHEME NUMBER SS 23/1980 Execution Creditor, MINA TEMA ID: 810528 0784 08 2 First Judgment Debtor, CITY OF TSHWANE METROPOLITAN MUNICIPALITY Second Judgment Debtor ABSA HOME LOANS GUARANTEE COMPANY (RF) LIMITED Third Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 10:00, SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, PRETORIA**

In execution of a judgment of the High Court of South Africa - Gauteng Division - Pretoria, in the suit, a sale with a reserve price of R280 000.00 to the highest bidder, will be held at the offices of the SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, PRETORIA on 30 MAY 2023 at 10h00 of the under mentioned property of the defendant/s. Certain: Unit 8 in the Scheme SS THEATRE VIEW, with Scheme Number / Year 23/1980, Registration Division J.R., City of Tshwane Metropolitan Municipality, situated at Erf 1194, Sunnyside (PTA), Province of Gauteng, measuring 91.0000 (ninety one) square meters Held by DEED OF TRANSFER NO. ST57131/2017; 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; Better known as . Situated at: DOOR / UNIT 8 THEATRE VIEW, 150 GERHARD MOERDYK STREET, SUNNYSIDE, PRETORIA, GAUTENG PROVINCE Measuring: 91.0000 square meters Zoned: residential Improvements: (please note that nothing is guaranteed and/or no warranty is given in respect thereof) Main building: comprising of - LOUNGE / DINING ROOM, KITCHEN, TWO BEDROOMS, ONE BATHROOM, SEPARATE TOILET, ENCLOSED BALCONY 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 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 PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, PRETORIA. The office of the Sheriff Pretoria South East will conduct the sale. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 68 of 2008 ([url http://www.infp.gov.za/view/downloadfileaction?id=99961](http://www.infp.gov.za/view/downloadfileaction?id=99961)) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, PRETORIA.



Dated at PRETORIA on the 2023-04-04.

RORICH WOLMARANS & LUDERITZ INC., BLOCK C, EQUITY PARK, 257 BROOKLYN ROAD, BROOKLYN, PRETORIA. Tel: 012 362-8990. Ref: R THERON/V11321.

**Case No: 54512/2021**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and DANIEL TEBHO RAMMILE, IDENTITY  
NUMBER: 720825 6206 08 9, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-31, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA  
BOPAPE STREET, ARCADIA), PRETORIA**

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 54512/2021 dated the 20 MAY 2022 and writ of attachment be sold to the highest bidder with a reserve of R1 400 000.00 by SHERIFF OF THE HIGH COURT, PRETORIA EAST, CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA ON 31 MAY 2023 AT 10:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA EAST AT 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA and will also be read out by the sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. Property: Section 24, in the Scheme Silver Willow Village, situated at Willow Acres Extension 7 township Measuring 209 (Two Hundred and Nine) Square Metres, held by Deed of Transfer no. ST33134/2019, An Exclusive Use Area as Garden G26 Measuring 65 (sixty five) Square metres, in the Scheme Silver Willow Village, situated at Willow Acres Extension 7 Township, as shown and more fully described on Sectional Plan Number SS378/2005, Held by Notarial Cession of Exclusive use area SK6384/2019, An Exclusive Use Area as Garden G27 Measuring 112 (one hundred and twelve) Square metres, in the Scheme Silver Willow Village, situated at Willow Acres Extension 7 Township, as shown and more fully described on Sectional Plan Number SS378/2005, Held by Notarial Cession of Exclusive use area SK6384/2019 also known as: Section 24 [G26 & G27] Door 24, Silver Willow Village, 2386 Shrike Street, Willow Acres, Extension 7 Improvements: 3 Bedrooms, 2 Bathrooms, Kitchen, Living Room, 2 Garages & other room.

Dated at PRETORIA on the 2023-04-24

HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Tel: 0123254185. Fax: 0123254185. Ref: MAJOTHI/IDB/GT13200.

**Case No: 2021/33570**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff, and SAMUEL THAVHANA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 10:00, SHERIFF OF THE HIGH COURT WESTONARIA, 50 EDWARDS AVENUE,  
JOHANNESBURG**

The property which, on 26 MAY 2023 at 10H00, will be put up to auction at 50 EDWARDS AVENUE, WESTONARIA, in respect of an order/s granted on the 30 JUNE 2022 consists of:

ERF 22479, PROTEA GLEN EXTENSION 20 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 300 (THREE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T38984/2015 ALSO KNOWN AS: ERF 22479, PROTEA GLEN EXT 20 (6 CLOVES CRESCENT)

IMPROVEMENTS: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM

(Not Guaranteed)



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

THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS: -

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

1. THE SALE

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

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

2. MANNER OF SALE

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

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

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

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

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

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

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

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

Dated at JOHANNESBURG on the 2023-05-05

HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Tel: 010 448 0609. Ref: M01405.

**Case No: 30609/2021**

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and NKUNA, MAFANDLEVE EIPH, CITY OF JOHANNESBURG, Defendants**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 10:00, 50 EDWARDS AVENUE, WESTONARIA**

The property description:

ERF 11178, PROTEA GLEN EXTENSION 12 TOWNSHIP TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 291 (TWO HUNDRED AND NINETY-ONE) SQUARE METRES, HELD BY DEED OF TRANSFER T16557/2008

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN which is certain and is zoned as a residential property inclusive of the following: A HOUSE 1 DINING ROOM, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM WHICH CANNOT BE GUARANTEED.

The property is situated at: STAND NO.11178, 29 SALT BUSH CLOSE, PROTEA GLEN EXT 12 in the magisterial district of WESTONARIA.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to 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.

Dated at JOHANNESBURG on the 2023-04-24

DRSM ATTORNEYS, BOLTON RAOD, CNR FOURTH, AVENUE, ROSEBANK. Tel: (011) 447 8478. Fax: (011) 447 4159. Ref: MPONENG/144177.

**Case No: 344/2022**  
**Docex 24 Brooklyn**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED PLAINTIFF (REG. NO. 1962/000738/06), Plaintiff and PETRUS JOHANNES LOURENS DEFENDANT (ID NO: 820427 5085 08 2)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 10:00, Sheriff Kroonstad at their offices situated at 16B Kerk Street, Kroonstad**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF Court orders granted on 02 June 2022 as well as 06 OCTOBER 2022 respectively 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 Kroonstad at their offices situated at 16B Kerk Street, Kroonstad on 25 MAY 2023 at 10H00, which is more fully described as: ERF 689 KROONSTAD, DISTRICT OF KROONSTAD PROVINCE OF THE FREE STATE MEASURING 1450 (ONE THOUSAND FOUR HUNDRED AND FIFTY) SQUARE METERS HELD BY DEED OF TRANSFER T2994/2015 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. (STREET ADDRESS: 46 STRANG STREET, KROONSTAD) Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: 1x Kitchen with sink 1x Pantry 3x bedrooms with carpet floors and no cupboards 1x Lounge with wooden floor 1x Bathroom with bath, shower and basin 1x Toilet OUTBUILDINGS: 1x outside room 1x outside toilet Double Garage TYPE SITE IMPROVEMENTS: Zinc Roof Wired fence with Steel Gates 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Fezile Dabi. 2. A reserve price for the sale in execution of the immovable property is set at R520 000.00. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R5 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 3. 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. 4. 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. 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 of condition. 6. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 7. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Kroonstad, 16B kerk street, Kroonstad, 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf)

Dated at PRETORIA on the 2023-03-15

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Tel: 012 470 7537. Fax: 012 470 7766. Ref: MW LETSOALO/PR4565.

**Case No: 48503/2021  
DOCEX 120, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and CONSTANCE MARTIENS (ID NUMBER: 740124 0761 08 3) - JUDGEMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION**

**2023-05-25, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK** Details of the sale

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 R708 514.00, will be held by the Sheriff KEMPTON PARK & TEMBISA, at 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK on THURSDAY the 25 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 KEMPTON PARK & TEMBISA during office hours: ERF 2123 NORKEM PARK EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1028 (ONE THOUSAND AND TWENTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO T72546/2004, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: EKURHULENI NORTH. ALSO KNOWN AS: 26 VAAL ROAD, NORKEM PARK EXTENSION 4, KEMPTON PARK, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 3 bedrooms, 2 bathrooms, Dining room, Lounge, Kitchen and 2 Garages; 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 R20,000.00; (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 KEMPTON PARK & TEMBISA'S OFFICES, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK. TELEPHONE NUMBER: (011) 394- 5641.

Dated at PRETORIA on the 2023-05-02

STRYDOM BRITS MOHULATSI INC., BLOCK A, MENLYN WOODS OFFICE PARK, SPRITE AVENUE, FAERIE GLEN, PRETORIA. Tel: 0123651887. Ref: M JONKER/AM/DH40105.

**Case No: D2876/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and  
NOMFUNDISWA PRETTYGIRL NZIMANDE (Identity Number: 740616 0810 08 3) Defendant**

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

**2023-05-29, 10:00, SHERIFF'S OFFICE 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (KWAZULU-NATAL DIVISION, DURBAN) in the abovementioned suit, a sale with a reserve in the amount of R930,000.00 (NINE HUNDRED AND THIRTY THOUSAND RAND) will be held at SHERIFF PORT SHEPSTONE, SHERIFF'S OFFICE 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE on 29 MAY 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF PORT SHEPSTONE, SHERIFF'S OFFICE 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE prior to the sale. ERF 1528 UVONGO (EXTENSION NUMBER 2) REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL IN EXTENT 1226 (ONE THOUSAND TWO HUNDRED AND TWENTY SIX) SQUARE METRES HELD BY DEED OF TRANSFER T25282/2020 also known as 47 VENICE DRIVE, UVONGO EXTENSION 2 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, STUDY, 4 BEDROOMS, BATHROOM, TOILET. FLAT: 2 BEDROOMS, BATHROOM, KITCHEN AND LOUNGE. 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 PORT SHEPSTONE, SHERIFF'S OFFICE 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. 4. The sale will be conducted by the Sheriff, MAB MAHLANGU or her deputy. 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 PORT SHEPSTONE, SHERIFF'S OFFICE 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. C/O WARRICK DE WET ATTORNEYS Suites 13 & 14 Corporate Park 11 Sinembe Crescent Sinembe Park, Umhlanga Tel: 031 201 8820 Fax: 031 201 8826 Email: [wd1@wdattorneys.co.za](mailto:wd1@wdattorneys.co.za)

Dated at SANDTON

VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Tel: 011 523-5300. Fax: 011 523 5326. Ref: B SEIMENIS / S Erasmus/ MAT: 18337.

**Case No: 1673/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Plaintiff (Registration Number: 1962/000738/06), Plaintiff, and ZOLILE ERIC JAMJAM First Defendant (Identity Number: 640627 5563 081) HELEN JAMJAM Second Defendant (Identity Number: 710223 0505 080), Defendant**

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

**2023-05-30, 10:00, Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 03 MAY 2022 in terms of which the following property will be sold in execution on 30 MAY 2023 at 10h00 by The Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park to the highest bidder with reserve price of R551 000.00. CERTAIN: ERF 1570 WINCHESTER HILLS EXTENSION 2 TOWNSHIP REGISTRATION DIVISION: I.R. PROVINCE: GAUTENG MEASURING: 1220(ONE THOUSAND TWO HUNDRED AND TWENTY) SQUARE METRE IN EXTENT HELD BY: DEED OF TRANSFER NO.T28584/2008 ZONED: RESIDENTIAL SITUATED AT: 13 KIAAT PLACE , WINCHESTER HILLS EXTENSION 2 CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 1262/8 BUSHWILLOW STREET , XAVIER, ORMONDE EXTENSION 20 INVENTORY: VACANT LAND (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 to R400 000-00 and 1,5% (one comma five percent) 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), pay a deposit of 10% (ten percent) 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 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 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 Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park. The Sheriff Johannesburg West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R25,000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Johannesburg West at 139

Beyers Naude Drive, Franklin, Roosevelt Park, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT on the 2023-05-29

Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Tel: 011 675-7822. Fax: 086 611 9920. Ref: J9/318986/Y Johnson.

**Case No: 35559/2021**

**110 Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG HIGH COURT, PRETORIA)

**In the matter between: NEDBANK LIMITED (Plaintiff) and JK SIGNS (RF) (PTY) LTD (First Defendant) GROW FIND INVESTMENT (PTY) LTD (Second Defendant) (Registration number: 2012/002570/07) GROW FIND TRADING (PTY) LTD (Third Defendant) SIGNS4SA (PTY) LTD (Fourth Defendant) KEVIN NAIDOO (Fifth Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 11:00, Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House**

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

(a) Section No. 40 as shown and more fully described on Sectional Plan No. SS70/2007 ("the sectional plan") in the scheme known as

VORNA VILLAGE in respect of the land and building or buildings situate at VORNA VALLEY EXT 87 TOWNSHIP, LOCAL

AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 70 square metres in extent ("the mortgaged section"); and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property"); HELD BY DEED OF TRANSFER ST16500/2013

DOMICILIUM ADDRESS: UNIT 2-86 TSESSEBE CRESCENT, CORPORATE PARK SOUTH, MIDRAND

REGISTERED ADDRESS: 39 OLYMPIC ROAD, BLAIRGOWRIE, RANDBURG

PHYSICAL ADDRESS: UNIT 40 VORNA VILLAGE, 44 HARRY GALAUN STREET, VORNA VALLEY, MIDRAND

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

ZONING - RESIDENTIAL - SECTIONAL TITLE

IMPROVEMENTS: SINGLE STOREY, LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET, 1 CARPORT, 2ND FLOOR UNIT

Dated at PRETORIA on the 2023-03-24

VDT ATTORNEYS INC., Castle Gate Offices, 478 Koedoesnek Avenue, Waterkloof Ridge, Pretoria. Tel: 0124521300. Ref: MAT89460.

**Case No: 85174/2016**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED Execution Creditor and EUNICE KHENSANI MITILENI Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 10:00, THE SHERIFF VEREENIGING, AT 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**



IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA SUIT, A SALE WITH A RESERVE PRICE OF R280 000,00 WILL BE HELD BY THE SHERIFF VEREENIGING, AT 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING ON 25 MAY 2023 AT 10:00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE RULES OF THE AUCTION AND CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF 24 HOURS PRIOR TO THE AUCTION Certain: ERF 7204 SAVANNA CITY EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 258 (TWO HUNDRED AND FIFTY EIGHTY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T65823/2015 Also known as: 2704 CULTIVAR CRESCENT, SAVANNA CITY EXTENSION 1 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, 1 X W/C The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 calendar days after the sale, provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff.

COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Tel: 012 343 2560. Ref: F COETZER/ar/KFM698.

**Case No: 25322/2018**

**Docex 450, Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

((NORTH WEST DIVISION, MAHIKENG) (held at Mogwase Magistrate's Court))

**In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Executive Creditor and STEFANUS ENGELBERTUS DU PLESSIS N.O. 1st Execution Debtor (In his capacity as trustee of Fanie du Plessis Familie Trust {IT778/2002}) JACOMINA JACOBA DU PLESSIS N.O. 2nd Execution Debtor (In her capacity as trustee of Fanie du Plessis Familie Trust {IT778/2002}) STEPHANUS ENGELBERTUS DU PLESSIS (id: 531123 5027 08 9) 3rd Execution Debtor JACOMINA JACOBA DU PLESSIS (id: 57081 0120 08 7) 4th Execution Debtor**

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

**2023-05-26, 10:00, Acting Sheriff of RUSTENBURG at 273 Beyers Naude Drive, Rustenburg**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a), Rule 46(1)(a)(ii) and Rule 46A order granted on 18 February 2022, 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 Acting Sheriff of RUSTENBURG at 273 Beyers Naude Drive, Rustenburg on 26 May 2023 at 10H00, which is more fully described as: CERTAIN: ERF 1426 in the township PROTEAPARK EXTENSION 1 REGISTRATION DIVISION J.Q., PROVINCE OF NORTH WEST MEASURING 1522 (ONE THOUSAND FIVE HUNDRED AND TWENTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER T11506/2002 SUBJECT TO THE CONDITIONS THEREIN CONTAINED THE PROPERTY IS ZONED AS: RESIDENTIAL The Property is situated at 12 Silverleaf Avenue, Proteapark, Extension 1 Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Building Ground Floor: 1x lounge, 1x dining room, 1x kitchen, 1x bathroom First Floor: 4x bedrooms, 1x balcony / patio Out Buildings 3x store rooms, 1x garage for 3 vehicles Servants quarters consisting of 3x bedrooms, 1x separate toilet The immovable property registered in the name of the Execution Debtor is situated in the Magisterial District of Rustenburg A copy of the Regulations of The Consumer Protection 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) TAKE NOTICE 1. The rules of the auction and conditions of sale may be inspected at the sheriff's office (@ 273 Beyers Naude Drive, Rustenburg, 24 hours prior to the auction 2. All bidders are required to present their identity documents together with their proof of residence for FICA compliance. 3. All bidders are required to pay a deposit (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, EFT or by bank guaranteed cheque 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 attorney, and shall be furnished to the sheriff within 14-21 days after the sale. 6. The property may be taken possession of after the signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions. 7. 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.

Dated at PRETORIA.

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Tel: 012 470 7537. Fax: 012 470 7766. Ref: PR3703/ak/MW Letsoalo.

**Case No: 3046/19**

IN THE HIGH COURT OF SOUTH AFRICA

(MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT))

**In the matter between: NEDBANK LIMITED, Plaintiff and ABREU MUHIMUA JOAO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-31, 09:00, Sheriff of The High Court - Nelspruit at 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB8615), Tel: 0861333402 - a unit consisting of SECTION NO. 78 as shown and more fully described on Sectional Title Plan No. SS113/2008 in the scheme known as WATERBERRY WAY in respect of ground and building or buildings situate at WEST ACRES EXT 13 WEST ACRES TOWNSHIP, LOCAL AUTHORITY: Mbombela local municipality of which section the floor area according to the said Sectional Plan, is 107 square meters in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan and Held under Deed of Transfer ST3762/2009 - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof ("VOETSTOOTS"): 3 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE, DINING ROOM, BALCONY - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 31/05/2023 at 09:00 by Sheriff of the High Court - Nelspruit at 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA. Conditions of sale may be inspected at Sheriff of the High Court - Nelspruit at 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA. The Purchaser shall on completion of the sale, pay to the Sheriff a deposit of 10% of the purchase price immediately on demand by the sheriff on the day of the sale in cash, by guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment be furnished immediately on demand to the sheriff. The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, issued by financial institution to be approved by the execution creditor or his attorney and shall be furnished to the Sheriff within 21 days after the date of sale. The Purchaser shall, pay the Sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale, and 3.5% on the proceeds of the sale exceeding R100 001.00, to R400 000.00, and 1.5% on the balance of the proceeds to the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account). All bidders are required to present their Identity Document together with proof of residence for FICA compliance.

Dated at Pretoria on the 2023-03-23

Stegmanns Inc C/O Stegmanns Inc. (Nelspruit), Block C, Streak Street Office Park, Nelspruit. Tel: 0861333402. Fax: 0866863903. Ref: 0866863903.

**Case No: 2021/54075**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION - JOHANNESBURG)

**In the matter between: RMB PRIVATE BANK, Plaintiff, and XAKAZA: NHLANHLA**

**(ID NO: 780329 5334 080), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-23, 11:00, SHERIFF'S OFFICE, UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE APRK, 410 JAN SMUTS AVENUE, CRAIGHALL**

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 Respondent for money owing to the Applicant in the above Honourable Court dated the 14th day of MARCH 2022 in terms of which the following property will be sold in execution on the 23rd day of MAY 2023 at 11:00 at the SHERIFF'S OFFICE, UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL to the highest bidder with a reserve price of R2 958 418.08

1. A unit consisting of -

(a) Section Number 10 as shown and more fully described on Sectional Plan Number SS00727/2017, in the scheme known as 61 ON SHEPHERD in respect of the land and building or buildings situate at BRYANSTON TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 254 (TWO HUNDRED AND FIFTY-FOUR) square metres in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, HELD BY DEED OF TRANSFER NO: ST87121/2017

2. An exclusive use area described as GARDEN G10 measuring 225 (TWO HUNDRED AND TWENTY-FIVE) SQUARE METRES, being as such part of the common property, comprising the land and the scheme known as 61 ON SHEPHERD in respect of the land and building or buildings situated at BRYANSTON TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan Number SS00727/2017, SITUATE AT:- UNIT 10, 61 ON SHEPHERD, 61 SHEPHERD AVENUE, BRYANSTON

ZONING: Residential

IMPROVEMENTS:

The following information is furnished but not guaranteed: -

MAIN BUILDING

DOUBLE STORY

ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, PANTRY, SCULLERY, BEDROOMS X3, BATHROOMS X3, SHOWERS X2, WC X4, DRESSING ROOM,

ROOF TYPE: CONCRETE

WINDOW TYPE: STEEL

WALL TYPE: BRICK

INTERIOR FLOOR FINISHING: TILE AND WOOD

OUTBUILDINGS

GARAGE X2, STOREROOM, WC

OUTER WALL TYPE: BRICK AND PLASTER

WINDOW TYPE: STEEL

ROOF TYPE: CONCRETE

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 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 RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL

The Auction will be conducted by the Sheriff RANDBURG South West, 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 the 2023-05-05

JAY MOTHOBHI INCORPORATED, 9 ARNOLD ROAD, ROSEBANK, 2196. Tel: 011-268-3500. Fax: 086-653-2300.  
Ref: MR Q OLIVIER/mg\*\*\*\*E-MAIL: madeleine@jay.co.za

**Case No: 66796/2020**

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

**In the matter between: Firststrand Bank Limited, Applicant and Moseki Lazarus Matlala, ID 8102155579085, 1st Respondent, Sibongile Anna Matlala, ID 8705051606081, 2nd Respondent, City of Tshwane Metropolitan Municipality, 3rd Respondent and The Hills Home Owners Association, 4th Respondent**

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

**2023-05-30, 10:00, Sheriff Pretoria South East at 1281 Church Street, Hatfield, Pretoria**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First and Second Respondents for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R749 000.00 to the highest bidder, will be held by the Sheriff Pretoria South East at 1281 Church Street, Hatfield, Pretoria on 30 May 2023 at 10:00 of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN: ERF 632, THE HILLS EXTENSION 5 TOWNSHIP, Registration Division J.R., Province of Gauteng; MEASURING: 892 square metres; Held by Deed of Transfer No T114150/15, subject to the conditions therein contained and more especially subject to the conditions imposed in favour of The Hills Home Owners association NPC, Registration Number 2007/016285/08

SITUATED: 4 OLIVE TREE STREET, THE HILLS EXT 5, PRETORIA

ZONED: RESIDENTIAL

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

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

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

2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or EFT on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

3. The property may be take possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.

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

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

- a. Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)
- b. Fica-legislation - proof of identity and address particulars
- c. Payment of a refundable registration fee payable prior to the commencement of the auction in order to obtain a buyer's card.
- d. Registration Conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, Pretoria South East, 1281 Church Street, Hatfield, Pretoria Dated at PRETORIA on the 2023-03-30

RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Ref: MAT5713/MRS R THERON/LVDW.

Case No: 1800/2019

IN THE HIGH COURT OF SOUTH AFRICA

(North West Division, Mahikeng)

**In the matter between: Firststrand Bank Limited, Applicant and Michael Antonie Theunissen, ID 5612295013087), 1st Respondent, Elizabeth Fredrika Theunissen, ID 5808260098083, 2nd Respondent, Kgetlengrivier Local Municipality, 3rd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 12:00, Sheriff Ventersdorp at Swartruggens Court**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First and Second Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R350 000.00 to the highest bidder, will be held by the Sheriff Ventersdorp at Swartruggens Court on 26 May 2023 at 12:00 of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN: ERF 446, RODEON TOWNSHIP; REGISTRATION DIVISION JP NORTH WEST PROVINCE, MEASURING: 3430 SQUARE METRES; HELD BY DEED OF TRANSFER NO T28551/2018 SUBJECT TO THE CONDITIONS CONTAINED THEREIN;

SITUATED AT: 2 KERK STREET, RODEON, SWARTRUGGENS

ZONED: RESIDENTIAL

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

The property consists of a main dwelling with entrance hall, lounge, dining room, study, kitchen, scullery, 4 bedrooms, 2 bathrooms, 3 showers, 3 toilets, dressing room and second dwelling with lounge, kitchen, 2 bedrooms, bathroom, shower and 2 toilets, 5 carports, swimming pool and thatched lapa. The nature extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "voetstoots".

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

2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or EFT on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

3. The property may be take possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.

4. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Ventersdorp at 31 Aenmay Street, Ventersdorp. The office of the sheriff Ventersdorp will conduct the sale.

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

- a. Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)
- b. Fica-legislation - proof of identity and address particulars
- c. Payment of a refundable registration fee payable prior to the commencement of the auction in order to obtain a buyer's card.
- d. Registration Conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, Ventersdorp at Aenmay Street, Ventersdorp

Dated at PRETORIA on the 2023-04-17

RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel: 012 362 8990. Ref: MAT1388/MRS R THERON/LVDW.

**Case No: 31250/18  
DOCEX 27**

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

**In the matter between: Changing Tides 17 (PTY) LTD N.O., Registration Number 2001/009766/07, Plaintiff  
, Francois Jacques Hough, Identity No. 680619 5009 08 3, Defendant**

**NOTICE OF SALE IN EXECUTION  
2023-05-30, 10:00, 1281 Church Street, Hatfield**

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 30 May 2023 at 10:00 at 1281 Church Street, Hatfield to the highest bidder subject to a reserve price:

Erf 127 Moreletapark Township, Registration Division JR, Gauteng Province, measuring 1 337 (One Thousand Three Hundred And Thirty Seven) square metres, Held by Deed of Transfer No. T18491/2012 subject to the conditions therein contained or referred to

PHYSICAL ADDRESS: 709 Lobelia Street, Moreleta Village, Pretoria  
ZONING : RESIDENTIAL (NOTHING GUARANTEED)

**IMPROVEMENTS:**

The following information is furnished but not guaranteed:

a dwelling comprising of : main building : entrance hall, lounge, dining room, living room, study, kitchen, laundry, 5 bedrooms, 3 bathrooms, 1 separate toilet, covered patio : additional 1 sun room outbuilding : 3 garages, 1 staff room, 1 storeroom : other : boundary wall, swimming pool, paving, borehole plus pump

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

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty One (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable. The rules of this auction and a full advertisement is available 24hours before the auction and during office hours at the office of the SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, . The office of the SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD will conduct the sale with 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) Registration conditions.

The full Conditions can be inspected during office hours at the offices of the SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD.

Dated at Umhlanga on the 2023-04-13

Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel: 031-5705600. Fax: 031 570 5796. Ref: sou27/3505.

Case No: 21559/2021

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

In die saak tussen: **FIRSTRAND BANK BEPERK (Eiser) and CHARL DONAVAN SAUNDERS (Verweerder)**  
EKSEKUSIEVEILING

**2023-05-26, 09:00, by die baljukantoor te St Johnstraat 11, Malmesbury**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 20 Mei 2022, sal die ondervermelde onroerende eiendom op VRYDAG, 26 MEI 2023 om 09:00 by die baljukantoor te St Johnstraat 11, Malmesbury in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R450 202,96, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 884 Wesfleur, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie geleë Colebrookestraat 8, Avondale, Wesfleur; groot 648 vierkante meter; gehou kragtens Transportakte nr T83581/2006. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 3 slaapkamers, badkamer, toilet, voorkamer, kombuis en motorhuis: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Malmesbury.(verw. M S Basson; tel. 022 482 3090)

Dated at TYGERVALLEI on the 2023-03-17

FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Fax: (021) 914 6600. Ref: JF/MH/F504.

Case No: 2584/17

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

In the matter between: **NEDBANK LIMITED, Plaintiff, and SABELO JOSIAH DLAMINI, Defendant**  
NOTICE OF SALE IN EXECUTION

**2023-05-31, 10:00, Sheriff of The High Court - SECUNDA at 25 PRINGLE STREET SECUNDA**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB22), Tel: 0861333402 - ERF 1175 EVANDER EXT 2, REGISTRATION DIVISION IS, MPUMALANGA PROVINCE, GOVAN MBEKI LOCAL MUNICIPALITY - Measuring 833 square metres - situated at 5 ALBERTA STREET, EVANDER, 2302 (PO BOX 2314, SECUNDA, 2302) - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof ("VOETSTOOTS"): 3 BEDROOMS, BATH ROOM, LOUNGE, DINING ROOM, KITCHEN, GARAGE - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 31/05/2023 at 10:00 by Sheriff of the High Court - Secunda at 25 PRINGLE STREET SECUNDA. Conditions of sale may be inspected at Sheriff of the High Court - Secunda at 25 Pringle Street, Secunda. The Purchaser shall on completion of the sale, pay to the Sheriff a deposit of 10% of the purchase price immediately on demand by the sheriff on the day of the sale in cash, by guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment be furnished immediately on demand to the sheriff. The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, issued by financial institution to be approved by the execution creditor or his attorney and shall be furnished to the Sheriff within 21 days after the date of sale. The Purchaser shall, pay the Sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale, and 3.5% on the proceeds of the sale exceeding R100 001.00, to R400 000.00, and 1.5% on the balance of the proceeds to the sale, subject to a maximum commission of R40 000,00 in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account). All bidders are required to present their Identity Document together with proof of residence for FICA compliance.

Dated at Pretoria on the 2023-03-16

Stegmanns Inc C/O Bertus Venter Attorneys, No 6 Dr Beyers Nause Street, Middelburg. Tel: 0861333402. Fax: 0866863903. Ref: DEB22.



Case No: 2021/27576

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD First Plaintiff  
ABSA BANK LIMITED Second Plaintiff, and TSWANA, NOSISI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-24, 09:00, sheriff LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING)**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 24 NOVEMBER 2022, a sale will be held at the office of the sheriff LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING) on 24 MAY 2023 at 09H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the sheriff LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING) subject to a reserve price set at R780,000.00. ERF 665 LENASIA SOUTH EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 450 (FOUR HUNDRED AND FIFTY) SQUARE METRES HELD BY DEED OF TRANSFER NO. T4959/2020, SITUATED AT: 3 CROMWELL STREET, LENASIA SOUTH EXT. 1. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, SCULLERY, PANTRY, 4 BEDROOMS, 4 BATHROOMS, DOUBLE GARAGE, SERVANTS QUARTER WITH 1 BEDROOM AND 1 BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus v.a.t. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING). The office of the Sheriff - LENASIA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING).

Dated at JOHANNESBURG

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Tel: 011 274 9800. Ref: JR6820/T496/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2020-47204

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

**In the matter between: THE BODY CORPORATE OF STOCKS CITY (SS NO. 71/1980), Plaintiff, and MOLOI, MPHO ANTOINETTE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 10h00, ARM Building 3, 9 Concorde East Road, Bedfordview, 2018**

AUCTION NOTICE

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

In the matter between: THE BODY CORPORATE OF STOCKS CITY (SS NO. 71/1980) PLAINTIFF AND MPHO ANTOINETTE SYLVIA MOLOI (Identity Number: 800916 0634 08 8) FIRST DEFENDANT AND PALESA ANGELA ELIZABETH MOLOI (Identity Number: 590321 0803 08 6) SECOND DEFENDANT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY THIRD DEEFENDANT AND STANDARD BANK LIMITED FOURTH DEFENDANT AND SHERIFF OF THE COURT PRETORIA SOUTH EAST FIFTH DEFENDANT

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

30th day of May 2023, acting Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria on 30th day of May 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Pretoria South East at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 57, Door S602 in the scheme known as Stocks City, with Scheme Number SS71/1980, under Title Deed ST84167/2012, situated Unit 57, Door S602, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 198.000 sqm (ONE HUNDRED AND NINETY-EIGHT SQUARE METRES).

Held by Deed of Transfer Number ST84167/2012. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 57, Door S602, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 198.000 sqm (ONE HUNDRED AND NINETY-EIGHT SQUARE METRES).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R30 000.00 plus vat and minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. The acting Sheriff Pretoria South East will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 2880. Ref: N ENGELBRECHT/ddp/STOCKS0009

Dated at MIDRAND on the 2023-05-04

DTB Attorneys, ARM Building 3, 9 Concorde East Road, Bedfordview, 2018. Tel: 010 010 8220. Ref: N ENGELBRECHT/ddp/STOCKS0009.

**Case No: 2021/815**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD First Plaintiff, and  
ABSA BANK LIMITED Second Plaintiff AND VANTIVOX (PTY) LTD First Defendant NAIDOO, OMENDRAN  
Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 11:00, sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 6 SEPTEMBER 2022, a sale will be held at the office of the sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 30 MAY 2023 at 11H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, subject to a reserve price set at R1,900,000.00. ERF 361 KYALAMI GARDENS EXTENSION 14 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING 606 (SIX HUNDRED AND SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T47954/2018, SITUATED AT: ERF 361 (49) DARTER AVENUE, KYALAMI GARDENS EXT. 14, MIDRAND.

Magisterial Court District (Randburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, DINING ROOM, 4 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 3 TOILETS, 2 BATHS, SWIMMING POOL THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus v.a.t. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The office of the Sheriff - HALFWAY HOUSE will conduct the Sale. 4. The sale will be augmented with a timed online sale commencing on the THURSDAY prior to the live sale at 11H00 on TUESDAY, 30 MAY 2023. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00- in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

Dated at JOHANNESBURG

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: R6552/V689/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cob's@timdutoit.co.za](mailto:cob's@timdutoit.co.za)

**Case No: 2018/21528**

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

**In the matter between: ABSA BANK LIMITED Plaintiff and PALANE, KHULEKANI PATRICK WILLIAM First Defendant; ARNOLDI, COLIN MICHAEL, Second Defendant**

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

**2023-05-30, 11:00, sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 31 OCTOBER 2018, a sale will be held at the office of the sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 30 MAY 2023 at 11H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. A unit consisting of - a) Section No. 15 as shown and more fully described on Sectional Plan No. SS633/1999 in the scheme known as BELLAIRS BROOKE in respect of the land and building or buildings situate at NOORDHANG EXTENSION 39 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 92 (Ninety Two) square metres in extent; and b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held by Deed of Transfer No. ST136025/2006 SITUATED AT: 71 BELLAIRS BROOKE, BELLAIRS DRIVE, NOORDHANG EXT 33, RANDBURG. Magisterial Court District (Randburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, BATHROOM, 2 BEDROOMS AND 2 CARPORTS THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus v.a.t. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at UNIT C1, MOUNT ROYAL,

657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The office of the Sheriff - RANDBURG WEST will conduct the Sale.

REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee- in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

Dated at JOHANNESBURG

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: M30180/A270/N. Erasmus/CO.

**Case No: 2021/33532**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD First Plaintiff, and  
ABSA BANK LIMITED Second Plaintiff and MTHETHWA, SKHUMBUZO MFANAFU**

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

**2023-05-24, 09:00, sheriff LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING)**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 1 SEPTEMBER 2022, a sale will be held at the office of the sheriff LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING) on 24 MAY 2023 at 09H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the sheriff LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING). ERF 1565 LAWLEY EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 403 (FOUR HUNDRED AND THREE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T2358/2020, SITUATED AT: 47 PIKE CRESCENT, LAWLEY EXT. 1. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus v.a.t. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING). The office of the Sheriff - LENASIA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (KNOWN AS VIKING).

Dated at Johannesburg

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JR6736/M1095/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za)

Case No: 2020/13545

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD First Plaintiff, and  
ABSA BANK LIMITED Second Plaintiff and SENYONJO, LAWRENCE Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 09:00, sheriff SANDTON SOUTH at UNIT B6, LANZERAC OFFICE PARK, 22 OLD PRETORIA  
MAIN ROAD, HALFWAY HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 16 MAY 2022, a sale will be held at the office of the sheriff SANDTON SOUTH at UNIT B6, LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND on 30 MAY 2023 at 09H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the sheriff SANDTON SOUTH at UNIT B6, LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, subject to a reserve price set at R2,500,000.00. (1) A Unit consisting of - (a) Section No. 504 as shown and more fully described on Sectional Plan No. SS338/2007, in the scheme known as MICHELANGELO TOWERS in respect of the land and building or buildings situated at SANDOWN EXTENSION 49 TOWNSHIP: LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 85 (EIGHTY 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 ST70277/2017 (2) An exclusive use area described as STOREROOM S2 measuring 9 (NINE) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as MICHELANGELO TOWERS in respect of the land and building or buildings situated at SANDTON EXTENSION 49 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Section Plan No. SS338/2007 held by NOTARIAL DEED OF CESSION NUMBER SK05042/2017, and (3) An exclusive use area described as STOREROOM S4 measuring 5 (FIVE) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as MICHELANGELO TOWERS in respect of the land and building or buildings situated as SANDOWN EXTENSION 49 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described as Sectional Plan No. SS338/2007 held by NOTARIAL DEED OF CESSION NUMBER SK05042/2017, SITUATED AT: UNIT 504, MICHELANGELO TOWERS, 66 MAUDE STREET, SANDOWN EXT. 49, JOHANNESBURG. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: 1 LOUNGE, 1 KITCHEN, 1 BEDROOM, 1 BATHROOM, 1 SHOWER, 2 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" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus v.a.t. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at UNIT B6, LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND. The office of the Sheriff - SANDTON SOUTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - SANDTON SOUTH at UNIT B6, LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND.

Dated at JOHANNESBURG

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JR6153/S918/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za)



Case No: 2020/5456

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD First Plaintiff, and  
ABSA BANK LIMITED Second Plaintiff, and KHIBA, RAMOTSHEOA ISIAH Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-25, 10:00, sheriff VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS,  
VEREENIGING**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 8 MARCH 2021, a sale will be held at the office of the sheriff VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING on 25 MAY 2023 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the sheriff VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING, subject to a reserve price set at R50,000.00. ERF 3153 STRETFORD EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 264 (TWO HUNDRED AND SIXTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NO. T11825/2011, SITUATED AT: STAND 3153 CARNATION ROAD, STRETFORD EXT. 1. Magisterial Court District (Vereeniging) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: 1 KITCHEN, 1 LOUNGE. 2 BEDROOMS, 1 BATHROOM WITH TOILET THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS"

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus v.a.t. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING. The office of the Sheriff - VEREENIGING will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING.

Dated at JOHANNESBURG

TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff , Johannesburg. Tel: 011 274 9800. Fax: 011 646 7982. Ref: JR5815/K522/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za)

Case No: 7352/2019

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and SITHOLE, NOLWAZI ELONA, and SITHOLE,  
NONKULELEKO, Defendants**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

The property description

ERF 3139, NATURENA EXTENSION 15 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 253 (TWO HUNDRED AND FIFTY THREE) SQUARE METRES, HELD under Deed of Transfer T29903/2002, SUBJECT to the conditions contained therein and especially subject to the reservation of Mineral Rights which is certain, and is zoned as a residential property inclusive of the following: A DWELLING HOUSE WITH 3 BEDROOMS, KITCHEN, LOUNGE, 2 BATHROOMS AND DINING ROOM WHICH CANNOT BE GUARANTEED.



The property is situated at: 3139 YELLOW WOOD CRESCENT, NATURENA EXTENSION 15, JOHANNESBURG in the magisterial district of JOHANNESBURG.

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

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

Dated at JOHANNESBURG on the 2023-05-02

DRSM ATTORNEYS, BOLTON ROAD, CNR FOURTH, AVENUE, ROSEBANK. Tel: (011) 447 8478. Fax: (011) 447 4159. Ref: MPONENG/138708.

**Case No: 38065/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Evonia  
Kegomoditswe Mokubetsi, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 10:00, 50 Edwards Avenue, Westonaria**

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff Westonaria at the Sheriff's Office, 50 Edwards Avenue, Westonaria on Friday, 26 May 2023 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Westonaria, 50 Edwards Avenue, Westonaria 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 7322 Protea Glen Ext 11 Township Registration Division: IQ Gauteng Province Measuring: 250 square metres Deed of Transfer: T669/2015 Also known as: 7322 Nhlalanga Street, Protea Glen Ext 11. Magisterial District: Johannesburg Central Improvements: Main Building: 2 bedrooms, 1 bathroom, lounge, kitchen. Other: Tiled roof, wall fence. Zoned: Residential Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 88 of 2008 as Amended, in pursuant to a judgment obtained 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 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 Westonaria, 50 Edwards Avenue, Westonaria. 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 50 000.00 one (1) day prior to the date of sale by EFT or bank guarantee cheque, NO CASH ACCEPTED, in order to obtain a buyer's card. iv. Registration conditions The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen, or his deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria on the 2023-05-03

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6484.

**Case No: 7367/2022**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor, Plaintiff, and Shipstack (Pty) Ltd, First Judgment Debtor, Amber Gillian Subbiah (surety), Second Judgment Debtor, Alderin Subbiah (surety), Third Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 09:30, 182 Leeuwpoot Street, Boksburg**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg on Friday, 26 May 2023 at 09h30. Full conditions of sale can be inspected at the Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg, telephone number (011)917-9923/4. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 1011 Impalapark Township Registration Division: IR Gauteng Province Measuring: 872 square metres Deed of Transfer: T36243/2019 Also known as: 130 Elizabeth Road, Impalapark, Boksburg. Magisterial District: Ekurhuleni North Improvements: Main Building: 3 bedrooms, 2 bathrooms/toilets/shower, kitchen, dining room, lounge. Other Detail: Corrugated iron roof, brick walls. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

Dated at Pretoria on the 2023-05-03

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F6892.

**Case No: 18421/2022**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Moyahabo Raymond Maloba, First Judgment Debtor, Goitsewang Maria Maloba, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 11:00, 3 Vos and Brodrick Streets, The Orchards Ext 3**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Tshwane North, 3 Vos and Brodrick Streets, The Orchards Ext 3 on Friday, 26 May 2023 at 11h00. Full conditions of sale can be inspected at the Sheriff Tshwane North, at the above address, telephone number (012)549-0144, 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 5494 Soshanguve East Ext 5 Township Registration Division: JR Gauteng Province Measuring: 288 square metres Deed of Transfer: T39205/2017 Also known as: 5494 Block VV, Soshanguve East Ext 5 alternatively 5494 Block VV, Mmopudu Street, Soshanguve East Ext 5. Magisterial District: Tshwane North Improvements: Main Building: 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen. Outside building: 2 garages. Other: Brick walling, brick pavers. Zoned: residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration conditions.

Dated at Pretoria on the 2023-05-03

Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Tel: (012)342-9164. Fax: (012)342-9165. Ref: Mr M Coetzee/AN/F7006.

Case No: 2022/11786

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FIRST NATIONAL BANK, Plaintiff,  
and SAQEEB SHAHABOODIEN, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-18, 09:00, SHERIFF OF THE HIGH COURT BENONI, AT 180 PRINCES AVENUE, BENONI**

IN PURSUANCE OF A JUDGMENT in the above Honourable Court dated 16 November 2022 and a Warrant of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on Thursday, 18 May 2023 at 09H00, by the Sheriff of the High Court BENONI at 180 PRINCES AVENUE, BENONI to the highest bidder, with reserve price of R370 000.00: A UNIT CONSISTING OF: Section No. 2404 as shown and more fully described on Sectional Plan No. SS97/2015 in the scheme known as RACECOURSE VIEW in respect of the land and building or buildings situated at THE STEWARDS EXTENSION 22 TOWNSHIP, LOCAL AUTHORITY; CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 44 (FORTY FOUR) SQUARE METRES in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST 00010636/2019. PHYSICAL ADDRESS The property is situated at UNIT 2404, RACECOURSE VIEW, 519 BRAND STREET, THE STEWARDS EXTENSION 22, BENONI. MAGISTRATE DISTRICT Benoni PROPERTY DESCRIPTION (NOT GUARANTEED) The property is registered in the name of SAQEEB SHAHABOODIEN, and consists of the following: MAIN BUILDING: LOUNGE, KITCHEN, 1 BEDROOM, 1 BATHROOM, 1 SHOWER, 1 WC, 1 CARPORT.

The arrear rates, taxes, water and sanitation as at 11 March 2023 amounts to R2 912.00.

The levies as at 1 April 2023 amounts to R67 392.79.

CONSUMER PROTECTION ACT 68 OF 2008: THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT"

**TERMS:**

Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia:

- (a) Directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>)
- (b) Fica-Legislation - Proof of identity and address particulars
- (c) Payment of a registration fee
- (d) Registration conditions

Dated at JOHANNESBURG on the 2023-05-02

JASON MICHAEL SMITH INCORPORATED ATTORNEYS, SUITE 1, 26 BAKER STREET, ROSEBANK, JOHANNESBURG. Tel: 011 447 8188. Fax: 086 563 6567. Ref: M van der Walt - MAT6455.

Case No: ECPERC1245/2020

ECPERC1245/2020

(REGIONAL COURT FOR THE REGIONAL DIVISION OF THE EASTERN CAPE, HELD IN GQEBERHA)

**In the matter between: Clink Properties (Pty) Ltd (execution creditor) AND Vanga Industrial Products (Pty) Ltd (execution debtor)**

NOTICE OF SALE IN EXECUTION

**2023-05-17, 10:00, Vanga Industrial Products, 130 Paterson Road, North End, Gqeberha**

2X Zani Press - 400T, 2X Zani Press ITB Decoiler and Feeder, 2X Motoman Robots, 1X DR 4000 Robot, 1X Atlas Copco Compressor, 1X Motoman MA 1900 DX 100 Industrial Welding Robots, 1X Chappins Press, Feeder and Decoiler, 1X Motoman HP20 Robot, 4X Axis Robot, 1X Victor CNL Lathe, 1X Victor CNL Lathe, 1X Elga Guillotine Adige Cut Off Machine, 1X Robot Welding Machine, 1X Takisawa CNC Lathe, 1X Ingersoll Compressor, 1X

Automatic Deburring Machine, 3X Spot Welding Machine, 3X 150 Spot Welders, 7X Wilking & Mitchell Press, 7X WSS Press, 1X Sand Blasting Room, 3X Sizing Machine, 1X Siemens Cutting Machine, 5X Drills, 1X Adige Big Welding Machine, 1X Artic 1300 Compressor, 1X Maho 800 Machine, 1X Lagan FVA 4LA, 1X Bridgeport Series 11, 1X Kao Ming K MR-700, 1X Power Machine, 1X Ajax Drill, 2X Soco Blue Machines, 1X Blue Soco Machine, 1X Tray Machine, 1X OTC DR 3000, 1X White Isuzu Bakkie (Reg.: DYH 396 EC), 1X White Isuzu Truck FSR20 (Reg.: CWJ 607 EC), 1X White Isuzu Truck FSR 700 (Reg.: 524 EC), 1X White UD Truck (Reg.: FXP 930 EC).

Dated at Gqeberha on the 2023-04-19.

Bel-Essex (representative for execution creditor), 18-20 Darling Street, North End, Gqeberha. Tel: 0414845456. Fax: 0414845497. Ref: Ms A van Vollenhoven/Vanga.

**Case No: 26337/2018**

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF JOHANNESBURG CENTRAL, HELD AT JOHANNESBURG)  
**In the matter between: THE BODY CORPORATE OF HIGHRISE, Plaintiff and NOMAKHOSAZANA  
EUGENIA MPETSHENI, Defendant**  
SALE IN EXECUTION  
**2023-05-29, 10H00, 21 HUBERT STREET, JOHANNESBURG**

BE PLEASED TO take notice that the immovable property was duly attached in the above matter on 28 November 2022 and the undermentioned immovable property of the Defendant will be sold in execution by the Sheriff Johannesburg Central on 29 MAY 2023 at 10h00 at 21 HUBERT STREET, JOHANNESBURG.

(a) Section Number 156 as shown and more fully described on Sectional Plan No. SS116/1983 in the scheme known as HIGHRISE in respect of the land and building or buildings situated at BEREJA TOWNSHIP in the area of the EASTERN METROPOLITAN SUBSTRUCTURE of the GREATER JOHANNESBURG TRANSITIONAL METROPOLITAN COUNCIL of which section the floor are according to the Sectional Plan is 31 (THIRTY-ONE) square meters in extent;

(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 die said Sectional Plan. The chosen domicilium citandi et executandi (hereinafter referred to as "Immovable property")

PLACE OF SALE: The sale will take place at Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg.

ZONING: Residential - property consist of 1 bedroom & 1 bathroom (not guaranteed)

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the office of the Sheriff, at the above address, where it may be inspected during normal office hours.

SIGNED AT PRETORIA ON THIS THE 11TH DAY OF APRIL 2023.

LOOCK DU PISANIE INC.

ATTORNEYS FOR JUDGMENT CREDITOR

SUITE 2, FIRST FLOOR

476 KING'S HIGHWAY, LYNNWOOD

PRETORIA

DOCEX 135, PRETORIA CBD

TEL: 087 898 3831

FAX: 086 665 2346

E-MAIL: werner@ldplaw.co.za

ldp1@ldplaw.co.za

REF: NW LOOCK/LM/LDP0035

Dated at PRETORIA on the 2023-05-02

LOOK DU PISANIE INC., 476 KING'S HIGHWAY, FIRST FLOOR, LYNNWOOD, PRETORIA. Tel: 087 898 3831.  
Ref: LDP0035.

**Case No: 2021/44784**

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

**In the matter between: SS SENTOZA (SS NO. 56/1985), Plaintiff, and TSHIOLOLI, RUDZANI MICHAEL,  
Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-30, 10H00, 1281 Stanza Bopape Street, Hatfield, Pretoria**

**AUCTION NOTICE**

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

In the matter between: SS SENTOZA (SS NO. 56/1985) PLAINTIFF AND RUDZANI MICHAEL TSHIOLOLI (Identity Number: 740319 5326 08 6) FIRST DEFENDANT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY SECOND DEFENDANT AND SHERIFF OF THE COURT PRETORIA SOUTH EAST THIRD DEFENDANT

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

30th day of May 2023, acting Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria on 30th day of May 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Pretoria South East at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 18, Door 209 in the scheme known as Sentoza, with Scheme Number SS56/1985, under Title Deed ST82105/2015 situated Unit 18, Door 209, Sentoza, 6 Inez Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 81.000 sqm (EIGHTY-ONE SQUARE METERS).

Held by Deed of Transfer Number ST82105/2015. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 18, Door 209, Sentoza, 6 Inez Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 81.000 sqm (SEVENTY-EIGHT SQUARE METERS).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R30 000.00 plus vat and minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. The acting Sheriff Pretoria South East will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 2880. Ref: N ENGELBRECHT/ddp/SENT0018.

Dated at MIDRAND on the 2023-05-04

DTB Attorneys, ARM Building 3, 9 Concorde East Road, Bedfordview, 2018. Tel: 010 010 8220. Ref: N ENGELBRECHT/ddp/SENT0018.

Case No: 2021/63294

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: THE BODY OF CORPORATE OF STOCKS CITY, Plaintiff, and OLUROPO SAMUEL OJO, Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-30, 10H00, 1281 Stanza Bopape Street, Hatfield, Pretoria**

**AUCTION NOTICE**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) PRETORIA

In the matter between: THE BODY CORPORATE OF STOCKS CITY (SS NO. 71/1980) PLAINTIFF AND OLUROPO SAMUEL OJO (Identity Number: 810516 6045 18 6) FIRST DEFENDANT AND NEDBANK LIMITED SECOND DEFENDANT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY THIRD DEEFENDANT AND SHERIFF OF THE COURT PRETORIA SOUTH EAST FOURTH DEFENDANT

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

30th day of May 2023, acting Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria on 30th day of May 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Pretoria South East at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 36, Door S403 in the scheme known as Stocks City, with Scheme Number SS71/1980, under Title Deed ST72582/2010, situated Unit 36, Door S402, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 90.000 sqm (NINETY SQUARE METERS).

Held by Deed of Transfer Number ST72582/2010. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 36, Door S403, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 90.000 sqm (NINETY SQUARE METERS).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R30 000.00 plus vat and minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. The acting Sheriff Pretoria South East will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 2880. Ref: N ENGELBRECHT/ddp/STOCKS0036

Dated at Midrand on the 2023-05-04

DTB Attorneys, ARM Building 3, 9 Concorde East Road, Bedfordview, 2018. Tel: 010 010 8220. Ref: N ENGELBRECHT/ddp/STOCKS0036.



**Case No: ECPERC1245/2020**

IN THE MAGISTRATE'S COURT FOR  
(REGIONAL COURT FOR THE REGIONAL DIVISION OF THE EASTERN CAPE, HELD IN GQEBERHA)  
**In the matter between: Clink Properties (Pty) Ltd (execution creditor) and Vanga Industrial Products (Pty) Ltd (execution debtor)**

NOTICE OF SALE IN EXECUTION

**2023-05-17, 10:00, Vanga Industrial Products, 130 Paterson Road, North End, Gqeberha**

2X Zani Press - 400T, 2X Zani Press ITB Decoiler and Feeder, 2X Motoman Robots, 1X DR 4000 Robot, 1X Atlas Copco Compressor, 1X Motoman MA 1900 DX 100 Industrial Welding Robots, 1X Chappins Press, Feeder and Decoiler, 1X Motoman HP20 Robot, 4X Axis Robot, 1X Victor CNL Lathe, 1X Victor CNL Lathe, 1X Elga Guillotine Adige Cut Off Machine, 1X Robot Welding Machine, 1X Takisawa CNC Lathe, 1X Ingersoll Compressor, 1X Automatic Deburring Machine, 3X Spot Welding Machine, 3X 150 Spot Welders, 7X Wilking & Mitchell Press, 7X WSS Press, 1X Sand Blasting Room, 3X Sizing Machine, 1X Siemens Cutting Machine, 5X Drills, 1X Adige Big Welding Machine, 1X Artic 1300 Compressor, 1X Maho 800 Machine, 1X Lagan FVA 4LA, 1X Bridgeport Series 11, 1X Kao Ming K MR-700, 1X Power Machine, 1X Ajax Drill, 2X Soco Blue Machines, 1X Blue Soco Machine, 1X Tray Machine, 1X OTC DR 3000, 1X White Isuzu Bakkie (Reg.: DYH 396 EC), 1X White Isuzu Truck FSR20 (Reg.: CWJ 607 EC), 1X White Isuzu Truck FSR 700 (Reg.: 524 EC), 1X White UD Truck (Reg.: FXP 930 EC).

Dated at Gqeberha on the 2023-04-19

Bel-Essex (representative for execution creditor), 18-20 Darling Street, North End, Gqeberha. Tel: 0414845456.  
Fax: 0414845497. Ref: Ms A van Vollenhoven/Vanga.

**Case No: 35734/2022****Docex 9, Hatfield**

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Nonie Mamodilape Mathibe, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 11:00, Pursuant to a judgment order obtained, a sale in execution will be held, with a reserve price of at least R100 000.00 (one hundred thousand rand), by the Sheriff Tshwane North / Wonderboom at 3 Vos & Brodrick Avenue, The Orchards Ext 3, Pretoria**

## PROPERTY DESCRIPTION

A unit consisting of:-

(a) Section No. 86 as shown and more fully described on the Sectional Plan No SS168/2006, in the scheme known as DEO AGATHOS in respect of the land and building or buildings situate at ANNLIN EXTENSION 110 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 146 (ONE HUNDRED AND FORTY SIX) square metres in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by Deed of Transfer No ST16121/2016

STREET ADDRESS: UNIT 86 (DOOR NO. 86) DEO AGATHOS COMPLEX, MARIJA STREET, ANNLIN EXT 110, PRETORIA, GAUTENG, SITUATED IN THE PRETORIA NORTH (TSHWANE NORTH) MAGISTERIAL DISTRICT AND TSHWANE METROPOLITAN MUNICIPALITY

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard: DUPLEX UNIT CONSTRUCTED OF BRICK WITH A TILE ROOF CONSISTING OF A LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOM, 1 SHOWER, 3 TOILETS, 1 GARAGE, 1 CARPORT

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Wonderboom, at 3 Vos & Brodrick Avenue, The Orchards Extension 3, Pretoria, where they may be inspected during normal office hours.

Dated at Pretoria on the 2023-04-27

PDR Attorneys Incorporated (Established in 2004 as Petzer, Du Toit and Ramulifho), Corner Stanza Bopape and Richard Street, Hatfield, Pretoria. Tel: (012) 342-9895. Fax: (012) 342-9790. Ref: JJ STRAUSS / MAT12078.

**Case No: 42718/2013**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff, and ELIAS VELAPHI ZITHA**

**IDENTITY NUMBER: 560511 5811 08 6, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-31, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) PRETORIA, GAUTENG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit without a reserve price will be held by the SHERIFF PRETORIA EAST AT CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) PRETORIA, GAUTENG on the 31th day of May 2023 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA, GAUTENG.

BEING:

A UNIT CONSISTING OF -

(A) SECTION NO 75 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS57/2006, IN THE SCHEME KNOWN AS PLATTEBERG IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1082 EQUESTRIA EXTENSION 169 TOWNSHIP, LOCAL AUTHORITY CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 78 (SEVENTY EIGHT) SQUARE METRES IN EXTENT; AND

(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN HELD BY DEED OF TRANSFER NO. ST95858/2006 MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE EQUESTRIA X31 HOME OWNERS ASSOCIATION;

PHYSICAL ADDRESS: 75 PLATTEBERG, 30 VLOTTENBURG STREET, EQUESTRIA, PRETORIA, GAUTENG.

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

A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED)

1X LOUNGE, 1X KITCHEN, 2X BEDROOMS, 1X BATHROOM, 1X BALCONY/PATIO

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT)

ON R100 001.00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA on the 2023-02-17

Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL3358.

**Case No: 2022/035562**

**172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff, and THATO SAMUEL NTHEBE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-30, 11:00, SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 6th of February 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF HALFWAY HOUSE - ALEXANDRA on TUESDAY the 30TH day of MAY 2023 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE to the highest bidder with a reserve price of R465,990.33.

CERTAIN:

A Unit consisting of-

(a) Section No 66 as shown and more fully described on Sectional Plan No. SS785/2009, in the scheme known as RIVER WALK in respect of the land and building or buildings situate at ERF 2831 NOORDWYK EXTENSION 37 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 93 (Ninety 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 NUMBER ST78962/2009.

ZONING: General Residential (not guaranteed)

The property is situated at UNIT 66 RIVER WALK, 160 8TH ROAD, NOORDWYK, MIDRAND and consists of a ground floor unit of an attached building with brick walls, tile roof, tile floors, a lounge, 3 bedrooms, a kitchen, 1 bathroom, 1 shower, 1 toilet, 1 bath and 2 carports (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected on [shha.online](http://shha.online) or before the sale at the offices of the said sheriff of the High Court for the district of HALFWAY HOUSE-ALEXANDRA situated at 614 JAMES CRESCENT, HALFWAY HOUSE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online).

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

a) Directive of the Consumer Protection Act 68 of 2008 as amended.

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

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

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

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

Dated at Johannesburg on the 2023-04-13

Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Tel. 011 482 5652, Fax. 011 482 5653, Ref. L Galley/RN/96962.

**Case No: 2022/5952  
DX31 SANDTON SQUARE**

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

**In the matter between: Nedbank Limited, Plaintiff, and TSOANG BRANDS PROPRIETARY LIMITED First Execution Debtor and SEROTO: KHOTSO Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-31, 09:00, NO 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING)**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 24 August 2022 in terms of which the below property will be sold in execution by the Sheriff SOWETO EAST on WEDNESDAY, 31 MAY 2023 at 09:00 at NO 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) to the highest bidder with a court reserve of R324 000.00. ERF 21443 MEADOWLANDS TOWNSHIP REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG MEASURING 227 (TWO HUNDRED AND TWENTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T47965/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the mortgaged property") and consists of - Main building: 2 bedrooms, kitchen, 1 bathroom and a living room outbuilding: 2 rooms and 1 bathroom WHICH CANNOT BE GUARANTEED. The property is situated at: 145B SOMKELE STREET, MEADOWLANDS ZONE 4 (also known as 16 SOMKELE STREET, MEADOWLANDS ZONE 4) in the magisterial district of JOHANNESBURG WEST. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff SOWETO EAST at NO 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING). Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee of R50 000.00. 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 SOWETO EAST at NO 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) during normal office hours from Monday to Friday.

Dated at Johannesburg on the 2023-03-29

Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel: (011) 292-5777. Fax: (011) 292-5777. Ref: N GAMBUSHE/fp/MAT30718.

**Case No: 4387/2021**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD ABSA BANK LIMITED, Plaintiff, and JAMBA ISAAC ULENGO and IDENTITY NUMBER: 900107 5449 081, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-31, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R1 563 187,84 will be held by the SHERIFF PRETORIA EAST AT THE SHERIFF'S OFFICE: CHRIST CHURCH, 820 PRETORIUS STREET, PRETORIA on the 31st day of May 2023 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at CHRIST CHURCH, 820 PRETORIUS STREET, PRETORIA.

BEING: A UNIT CONSISTING OF -

(A) SECTION NO. 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS75/2018 IN THE SCHEME KNOWN AS BOARDWALK 349 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT BOARDWALK EXTENSION 16 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 192 (ONE HUNDRED AND NINETY TWO) SQUARE METRES IN EXTENT: AND

(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST11781/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE HERON HILL HOME OWNERS ASSOCIATION, REGISTRATION NUMBER 2007/027010/08

PHYSICAL ADDRESS: 349A OLIVE BEE EATER CRESCENT, HERON HILL GARDEN ESTATE, AJAX AVENUE, BOARDWALK EXT 16, OLYMPUS, PRETORIA. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED)

1X LOUNGE, 1X DINING ROOM, 1X LIVING ROOM, 1X KITCHEN, 1X SCULLERY, 3X BEDROOMS, 2X BATHROOMS, 1X SEPARATE TOILET, 1X BALCONY AND 1X DOUBLE GARAGE.

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

TERMS: 10% (TEN PER CENT) of the purchase price in EFT on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale. SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at BONETTE TENNER / AHL3461 on the 2023-02-10

Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Tel: (012) 361-5001. Fax: (012) 361-6311. Ref: BONETTE TENNER / AHL3461.

**Case No: 18338/2018**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and KEVIN CHIGOMEZGO CHIPETA (IDENTITY NUMBER: 760427 5964 187), FIRST DEFENDANT and PHELA PATIENCE CHIPETA (IDENTITY NUMBER: 790417 0279 083), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-23, 11:00, 24 RHODES STREET, KENSINGTON B, RANDBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R2 500 000,00, will be held by the SHERIFF OF THE HIGH COURT SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG on TUESDAY the 23RD of MAY 2023 at 11:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF SANDTON NORTH during office hours.

CERTAIN: ERF 327 WITKOPPEN TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T10572/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SUBJECT TO THE RESERVATION OF ALL RIGHTS OF MINERALS

ALSO KNOWN AS: 18 PIETER WENNING ROAD, WITKOPPEN EXTENSION 3.

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

MAIN BUILDING: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, PANTRY, LAUNDRY, FAMILY ROOM, STUDY, 4 BEDROOMS, 4 BATHROOMS, TOILET

OUTBUILDINGS: 2 GARAGES, BEDROOM, BATHROOM

WALLS: BRICK/PLASTER/PAINT

ROOF: TILE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

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

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

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

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

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

(d) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) prior to commencement of auction in order to obtain a buyers card - no cash payments;

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

(f) Registration conditions.

Dated at PRETORIA, 2023-03-29.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/LJ/MAT39985.

**Case No: 515/2021**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF and BUSISIWE PRINCESS NYATI (IDENTITY NUMBER: 740210 0707 083), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-31, 10:00, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In execution of a judgment of the Regional Court, Division of Kwazulu-Natal, Pinetown in the abovementioned suit, a sale without a reserve price, will be held by the SHERIFF PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN and will be put up to auction on WEDNESDAY, 31 MAY 2023 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PINETOWN during office hours.

CERTAIN: ERF 10205 PINETOWN EXTENSION 87, REGISTRATION DIVISION F.T. PROVINCE OF KWAZULU-NATAL

IN EXTENT 271 (TWO HUNDRED AND SEVENTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T41850/2015



SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY TO A RESTRAINT OF FREE ALIENATION IN FAVOUR OF KWAZULU-NATAL DEPARTMENT OF HUMAN SETTLEMENTS AND EXPROPRIATIONS EX 494/1979

[ETHEKWINI MAGISTERIAL DISTRICT]

ALSO KNOWN AS: 3 FELICIA PLACE, PINETOWN EXTENSION 87.

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

LOUNGE, KITCHEN, 3 BEDROOMS, 1 SHOWER, 1 TOILET

WALLS: PAINT

ROOF: ASBESTOS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the Regional 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 or electronic transfer at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff of the High Court, PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
  2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.
  3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
    - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
    - (b) FICA-legislation in respect of proof of identity and address particulars;
    - (c) Payment of a registration fee of R15 000.00 in cash.
    - (d) Registration conditions;
    - (e) The conditions shall lie for inspection at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior the date of sale;
    - (f) The office of the Sheriff for Pinetown will conduct the sale with auctioneers NB Nxumalo and/or Mrs S Raghoo;
    - (g) Advertising costs at current publication rates and sale costs according to Court rules, apply.
- Dated at PRETORIA, 2023-04-06.
- Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT68213.

Case No: 67798/2018

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and NISHA DEVI BAICHAN (IDENTITY NUMBER: 671016 0186 084), 1ST DEFENDANT & NISHA DEVI BAICHAN N.O. (IDENTITY NUMBER: 671016 0186 084), 2ND DEFENDANT and THE MASTER OF THE HIGH COURT (Pretoria – Administration of Deceased Estates Department), 3RD DEFENDANT**

NOTICE OF SALE IN EXECUTION

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

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R2 355 832.14, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, cnr TREVOR STREET, GILLVIEW on TUESDAY the 23RD of MAY 2023 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF JOHANNESBURG SOUTH during office hours.

CERTAIN: ERF 554 BASSONIA EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 912 (NINE HUNDRED AND TWELVE) SQUARE METRES

HELD BY DEED OF TRANSFER T78090/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 61 STEENBOK AVENUE, BASSONIA EXTENSION 1.

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

MAIN BUILDING: DOUBLE STOREY (ONLY ONE ROOM UPSTAIRS), FREESTANDING, BRICK WALLS, TILE ROOF, TILE FLOORS, LOUNGE, DINING ROOM, STUDY, 4 BEDROOMS, KITCHEN, SCULLERY, 2.5 BATHROOMS, 1 SHOWER, 3 TOILETS

OUTBUILDING: BATHROOM, DOUBLE GARAGE, 1 CARPORT

OTHER: SWIMMING POOL, JACUZZI, PAVING, BAR, WENDY HOUSE, FENCED.

The property is zoned residential.

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

Take further notice that:

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

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

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

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

(c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) by EFT and must reflect in the Sheriff's account prior to the sale;

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

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

(f) The office of the Sheriff for Johannesburg South will conduct the sale with auctioneers JA Thomas and/or P Ora and/or A Jegels.

Dated at PRETORIA, 2023-03-29.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/LJ/MAT50811.

**Case No: 28102/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/00738/06), PLAINTIFF and MAITELE TSHIVHIAHUVHI (IDENTITY NUMBER: 850206 0481 089), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R305 140.00, will be held by the SHERIFF OF THE HIGH COURT BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on FRIDAY the 26TH of MAY 2023 at 09:30 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BOKSBURG during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NUMBER 286 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO 22162/2012 IN THE SCHEME KNOWN AS PEBBLE FALLS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT COMET EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 62 (SIXTY TWO) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST48035/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

ALSO KNOWN AS: UNIT 286 PEBBLE FALLS, 26 GRAAFF AVENUE, COMET EXTENSION 1, BOKSBURG.

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

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM

WALLS: PLASTER

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-04-03.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/BV/MAT60682.

**Case No: 1064/2021**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and ISAAC PABALLO MOKOENA (IDENTITY NUMBER: 810316 5453 089), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-25, 08:00, 20 RIEMLAND STREET, SASOLBURG**

In execution of a judgment of the High Court of South Africa, Free State Division, Bloemfontein, abovementioned suit, a sale with a reserve price of R161 422.00, will be held by the SHERIFF OF THE HIGH COURT SASOLBURG at 20 RIEMLAND STREET, SASOLBURG on THURSDAY the 25TH of MAY 2023 at 08:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF SASOLBURG during office hours.

CERTAIN: ERF 22674 ZAMDELA EXTENSION 17, DISTRICT HEILBRON PROVINCE FREE STATE  
IN EXTENT 339 (TREE HUNDRED AND THIRTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T4101/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: ERF 22674 ZAMDELA EXTENSION 17, SASOLBURG.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 1 BATHROOM, 2 BEDROOMS, KITCHEN, LOUNGE.

The property is zoned residential.

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

Take further notice that:

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

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

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

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

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

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

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

(f) Registration conditions.

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

Dated at PRETORIA, 2023-03-31.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT67449.

**Case No: 21559/2021**

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: FIRSTRAND BANK BEPERK (Eiser) en CHARL DONAVAN SAUNDERS (Verweerder)**  
**EKSEKUSIEVEILING**

**2023-05-26, 09:00, by die baljukantoor te St Johnstraat 11, Malmesbury**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 20 Mei 2022, sal die ondervermelde onroerende eiendom op VRYDAG, 26 MEI 2023 om 09:00 by die baljukantoor te St Johnstraat 11, Malmesbury in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R450 202,96, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 884 Wesfleur, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie geleë Colebrookestraat 8, Avondale, Wesfleur; groot 648 vierkante meter; gehou kragtens Transportakte nr T83581/2006. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 3 slaapkamers, badkamer, toilet, voorkamer, kombuis en motorhuis: Tien persent (10%) van die koopprijs moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Malmesbury.(verw. M S Basson; tel. 022 482 3090)

Gedateer te: TYGERVALLEI, 2023-03-17.

Prokureur(s) vir Eiser(s) FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/MH/F504.

**Case No: D8062/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)**  
**and DENVER NAIDOO (First Judgment Debtor) and NATASHA NAIDOO (Second Judgment Debtor)**

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

**2023-05-25, 12:00, By way of physical attendance at the Sheriff's Office, Acting Sheriff Durban South, 1 /2 Elation House, 350/352 Stamfordhill Road, Durban and/or online by registering on Sheriff Durban North/Acting Sheriff Durban South profile on [www.onlineauctions.africa](http://www.onlineauctions.africa).**

In pursuance of a judgment granted by this Honourable Court on 5 MAY 2021, and a Warrant of Execution issued thereafter, together with a further order granted on 30 JANUARY 2023, the undermentioned immovable property will be sold in execution with a reserve price of R600 000.00, by the Acting Sheriff of the High Court

DURBAN SOUTH on THURSDAY, 25 MAY 2023 at 12H00, to the highest bidder, by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN and/or online, by registering on the Sheriff Durban North / Acting Sheriff Durban South profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as amended. Rules of the auction and conditions of sale may be inspected at the offices of the Sheriff Office, Unit 1 /2 Elation House, 350/352 Stamfordhill Road, Durban (Tel: 031 309 7062) 24 hours prior to the auction.

The Auction will be conducted by the Sheriff, Mr Allan Murugan, or his Deputy. The Acting Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property: A unit consisting of- (a) Section no 6 as shown and more fully described on the Sectional Plan Number SS287/2015 in the scheme known as THOMPSON CLOSE in respect of land and building or buildings situated at BLUFF in the ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional title is 89 (eighty-nine) square metres in extent; and (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held by Deed of Transfer Number ST21908/2017, also known as Unit 6 Thompson Close, 123 Thompson Road, Bluff, Durban, Kwazulu-Natal, subject to the conditions contained in the title deed. IMPROVEMENTS (not guaranteed): Single Storey, Brick Walls, Tiled Floors, 1 Lounge, 1 Dining Room, 3 Bedrooms, 1 with Ensuite, 1 Kitchen, 1 Bathroom. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>) All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders physically attending the auction are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. · All online bidders are required to pay R40 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. · Registration conditions.

Dated at CAPE TOWN, 2023-03-28.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M27543.

**Case No: 11804/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and DUMISANI ARNOLD HLEBELA (First Judgment Debtor) and GLORIAH SANNIAH MKHONTO (Second Judgment Debtor)**

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

**2023-05-31, 11:00, at the Sheriff's Office, 99 - 8th Street, Springs or by way of online auction (depending on the level of restriction ito the Disaster Management Act)**

In pursuance of a judgment granted by this Honourable Court on 15 September 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R150 000.00 by the Sheriff of the High Court, Springs at the Sheriff's Office, 99 - 8th Street, Springs or by way of online auction (depending on level of restriction ito the Disaster Management Act) on Wednesday, 31 May 2023 at 11h00, to the highest bidder.

Full conditions of sale may be inspected at the offices of the Sheriff of the High Court, Springs, 99 - 8th Street, 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 Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property. (1) Erf 513 Spring Township, Registration Division I.R., Province of Gauteng, measuring 511 square metres, held by Deed of Transfer no. T48750/2017; (2) Erf 515 Spring Township, Registration Division I.R., Province of Gauteng, measuring 511 square metres, held by Deed of Transfer no. T48750/2017, also known as 126 and 128 Fourth Street, Spring (Magistral District: Ekurhuleni East), subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): Single Storey Building, Brick and Wire Fencing. Tile Roof. Manual driveway gate, paving only on driveway. Wooden inner floors. Lounge, 1 Bathroom. 5 Bedrooms. Kitchen with pantry. Out Building: Store room. Double Garate.

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.

All bidders are required to pay R 10 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

The Purchasers shall pay a deposit of 10% 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

Dated at CAPE TOWN, 2023-03-22.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M31126.

**Case No: 57714/2019**

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

**In the matter between: THE BODY CORPORATE FAIR FIELD VILLAGE, Plaintiff and PULENG JONATHAN KOMAPE, 1<sup>st</sup> Defendant & RAMOGOHOLO MATHILDAH KOMAPE, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 11:00, Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext 3**

In Execution of a judgement of the High Court of Pretoria in the abovementioned suit, a sale with reserve will be held at Sheriff Tshwane North held at 3 Vos & Brodrick Avenue, The Orchards Ext 3, on the 26th of May 2023 at 11h00 of the under mentioned property of the Defendant(s)/Execution Debtor(s) on conditions of which will lie for inspection at the offices of the Sheriff Tshwane North held at 3 Vos & Brodrick Avenue, The Orchards Ext 3, prior to the sale.

CERTAIN: SS FAIR FIELD VILLAGE, Unit No. 81 as shown and more fully described on Sectional Plan 446/2007 in the scheme known as FAIR FIELD VILLAGE in respect of the land and buildings situated at Annlin Extension 37, Township, re, Local Authority: CITY OF TSHWANE METROPLITAN MUNICIPALITY, measuring 78 (Seventy Eight) square metres. The property is zoned as residential. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed and is sold "voetstoots".

A dwelling consisting of

Held by Deed of Transfer: ST82689/2014

Also known as: Flat 81, Fair Field Village, 99 Blouelie Crescent, Annlin Ext 37.

File ref: BP3416/M VAN DER BERG/PRETORIUS LE ROUX INC/012 342 1797/monica@plrlaw.co.za

Dated at PRETORIA, 2023-05-02.

Attorneys for Plaintiff(s): PRETORIUS LE ROUX ATTORNEYS, THIRD FLOOR, 339 HILDA STREET, HATFIELD, PRETORIA. Telephone: (012) 342 1797. Fax: (012) 324 1796. Attorney Ref: BP3416/mc/M van der Berg.

**Case No: 22759/2019**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and BRIAN WILLIAMS, ID: 511107 5035 08 9, 1<sup>st</sup> Defendant and DELIA WILLIAMS, ID: 571114 0075 08 3, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 10:00, 182 PROGRESS STREET, LINDHAVEN ROODEPOORT**

**NOTICE OF SALE FOR GOVERNMENT GAZETTE:**

Pursuant to a Judgment granted by this Honourable Court on 16 August 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, ROODEPOORT on the 26 May 2023 at 10:00 at the Sheriff's office, 182 PROGRESS STREET, LINDHAVEN ROODEPOORT, subject to a reserve price of R306,478.78: CERTAIN: (1) A unit consisting of: (a) Section No 4 as shown and more



fully described on Sectional Plan no. SS102/1981, in the scheme known as NORTH LAKE in respect of the land and building or buildings situate at FLORIDA TOWNSHIP: Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 81 (EIGHTY ONE) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST64415/2004 SUBJECT TO THE CONDITIONS THEREIN CONTAINED also known as UNIT 4 DOOR 4 NORTH LAKE, FIRST AVENUE, FLORIDA 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 PARKING. 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 ROODEPOORT at 182 PROGRESS STREET, LINDHAVEN ROODEPOORT. The Sheriff ROODEPOORT, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation iro proof of identity and address particulars. c) Payment of a Registration Fee of R50 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 ROODEPOORT during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-03-31.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12200.

**Case No: 630/2017**

IN THE MAGISTRATE'S COURT FOR

(THE ETHEKWINI WEST SUB-DISTRICT OF ETHEKWINI HELD AT PINETOWN)

**In the matter between: MEADOWVALE BODY CORPORATE, EXECUTION CREDITOR and PINIEL SIMBARASHE MADZINGA, FIRST EXECUTION DEBTOR and JANET RUMBIDZAI MADZINGA, SECOND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-24, 10:00, Office of the Sheriff Pinetown, 18 Sukuza Road, Westmead, Pinetown**

In pursuance of judgment granted on the 18th August 2017, in the Court of the Magistrate, Pinetown and under a Writ of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on the 24th OF MAY 2023, at 10h00 at THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN to the highest bidder without reserve.

DESCRIPTION: A unit consisting of:

(1) Section No. 22 as shown and more fully described on Sectional Plan No. SS 308/1982 in the scheme known as MEADOWVALE in respect of the land and building or buildings situated at Pinetown, in the eThekweni Municipality area, of which section the floor area, according to the said sectional plan is 96 (Ninety-Six) square meters in extent; and

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

Held by Deed of Transfer No. ST 36570/2010 subject to the conditions contained therein.

PHYSICAL ADDRESS: Door 44, Section 22, Meadowvale, 13 Lily Vale Road, Ashley, Pinetown. Magisterial District Pinetown.

The following information is furnished but not guaranteed:-

IMPROVEMENTS: Facebrick Walls, Security/Electronic Gates, Fence. (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoets").

TOWN PLANNING ZONING: General residential (nothing guaranteed).

SPECIAL PRIVILEGES: None.

NOTHING IS GUARANTEED IN THE ABOVE RESPECTS

1. The sale shall be subject to the terms and conditions of the Magistrate's Court Act and the Rules made thereunder.

2. The Purchaser shall pay a deposit of 10% of the purchase price and the auctioneer's commission in cash or via EFT at the time of the sale, and the balance against transfer to be secured by a Bank or Building Society

guarantee to be furnished to the Sheriff of the Magistrate's Court within twenty one (21) days after the sale to be approved by the Plaintiff's Attorneys.

3. If more than one property is to be sold, the properties may be purchased separately, unless this is precluded by 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 date of occupation to date of transfer.

5. Transfer shall be affected by the Attorneys for the Plaintiff and the Purchaser shall pay the transfer dues, including transfer duty, current and any arrear rates and other necessary charges to effect transfer upon request by the said Attorneys.

The full conditions may be inspected at the offices of the SHERIFF for PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN for 15 DAYS PRIOR TO THE DATE OF SALE.

Take further note that:

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

The 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.

Brookes Attorneys, 2 Charles Way, Kloof. Tel.: (031) 035 1055. Email: [caroline@brookes.co.za](mailto:caroline@brookes.co.za). Ref.: PRO5/0402a.

Dated at KLOOF, 2023-04-25.

Attorneys for Plaintiff(s): Brookes Attorneys, 2 Charles Way, Kloof, Kwa Zulu Natal. Telephone: (031) 035 1055. Fax: PRO5/0402a. Attorney Ref: -.

**Case No: D8160/2018**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and SIYANDA CYRIL TSHABALALA, First Defendant and MILLICENT PATRICIA TSHABALALA, Second Defendant**

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

**2023-05-22, 09:00, 82 Trevenen Road, Lotusville, Verulam**

The following property will be sold in execution to the highest bidder on MONDAY, 22 May 2023, at 9H00 (registration closes at 8:50) at 82 Trevenen Road, Lotusville, Verulam, namely PTN 7 of Erf 62 Glen Anil, Registration Division FU, Province of KwaZulu-Natal In extent 1 015 (One Thousand and Fifteen) square metres. Held by Deed of Transfer No. T19176/2008 Subject to the conditions therein contained (the "property"); PHYSICAL ADDRESS: 36 BEECH ROAD, GLEN ANIL, KWAZULU-NATAL

ZONING: RESIDENTIAL IMPROVEMENTS:

SINGLE HOUSE, BRICK UNDER TILED COMPRISING OF:

MAIN BEDROOM: 1 MAIN ROOM(TILED, ENSUITE CONSISTING OF TOILET, BATHROOM & SHOWER), 3 OTHER ROOMS(TILED AND ONLY 2 HAS BUILT IN CUPBOARDS), STUDY ROOM, , FAMILY LOUNGE (TILED), DINNING ROOM(TILED), KITCHEN (TILED, BUILT IN CUPBOARDS, HOB), 2 X TOILET & BATHROOM COMBINED (TILED, WASH BASIN & TUB), 2 X SLIDING DOORS, SWIMMING POOL(PAVED), ELECTRONIC DOUBLE GARAGE, SERVANT, QUARTERS : 1 X ROOM, TOILET & SHOWER, IRON ELECTRONIC GATES, DRIVEWAY TARRED,PRECAST FENCING, BURGLAR GUARDS

Although nothing in this regard is guaranteed. TAKE NOTICE THAT:1.This sale is a sale in execution pursuant to a judgment obtained in the above Court. 2. The rules of this auction is available 24 hours before the auction at the office of the Sheriff for Inanda District Two at 82 Trevenen Road, Lotusville, Verulam.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/\(a\)DownloadFileAction?id=99961](http://www.info.gov.za/view/(a)DownloadFileAction?id=99961)) (b) FICA - legislation in respect of proof of RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than

3 months) (c) Payment of a Registration Fee of R10 000,00 in cash only. (d) Registration closes strictly 10 minutes prior to auction(08:50am)4. The 10% deposit plus the auction commission is payable in cash or way of an electronic funds transfer immediately on the fall of the hammer, immediately into the sheriff's Standard Bank trust account and immediately provide proof thereof to the satisfaction of the sheriff. 5. Only Registered Bidders will be allowed into the Auction Room. 6. STRICK COVID-19 GOVERNMENT REGULATION APPLY. WE HAVE THE RIGHT TO DISALLOW

PERSONS THAT DO NOT ADHERE TO REGULATIONS.7.The office of the Sheriff Inanda District Two will conduct the sale with auctioneers R R

Singh (Sheriff) and/or Hashim Saib ( Deputy Sheriff) 8.Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at Durban, 2023-04-26.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Telephone: 0315632358. Fax: 0315632375. Attorney Ref: gda/ep/tshabalala.

**Case No: 64061/2020**

**Docex: 351**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and SKELAN NARAIN (IDENTITY NUMBER: 840408 5085 08), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-30, 11:00, Sheriff of the High Court, Halfway House - Alexandra at 614 James Crescent, Halfway House**

In pursuance of a judgment and warrant granted on 9 June 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 30 May 2023 at 11:00 by the Sheriff of the High Court, Halfway House - Alexandra at 614 James Crescent, Halfway House to the highest bidder: CERTAIN: PORTION 12 OF ERF 724 KEW TOWNSHIP SITUATED: 80 FIRST AVENUE, KEW, JOHANNESBURG, 2090 MAGISTERIAL DISTRICT JOHANNESBURG NORTH REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG MEASURING: 1 628 (ONE THOUSAND SIX 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: DWELLING CONSISTS OF: RESIDENTIAL 4 X BEDROOM 3 X BATHROOMS 1 X LOUNGE 1 X DINING ROOM 1X KITCHEN 1 X SCULLERY, 1 X STUDY 1 X TOILET 2 X GARAGES 1 X ENTERTAINMENT ROOM HELD by the DEFENDANT, Skelan Narain (IDENTITY NUMBER: 840408 5085 08 8), under his name under Deed of Transfer No. T77870/2019. The full conditions may be inspected at the offices of the Sheriff of the High Court, Halfway House at 614 James Crescent, Halfway House. 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/WE/IC000132, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, TEL: (012) 492 5617, FAX: 086 664 1624

Dated at Pretoria, 2023-05-02.

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. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: SR/WE/IC000132.

Case No: 22877/2022

Docex: 351

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and NHLAMULO PEGGY RIVOMBO (IDENTITY NUMBER: 8706300563081), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-05-30, 11:00, Sheriff of the High Court Halfway House - Alexandra at 614 James Crescent, Halfway House**

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 30 May 2023 at 11:00 by the Sheriff of the High Court Halfway House - Alexandra at 614 James Crescent, Halfway House to the highest bidder: CERTAIN: SECTION 118 SS ETUDE SAGEWOOD EXTENSION 20 TOWNSHIP SITUATED: UNIT 118 ETUDE, 47 Mozart Lane, Sagewood Extension 20, Midrand MAGISTERIAL DISTRICT: Johannesburg North Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: Single Story attached unit; Floors: Tiles; 1 x Lounge; 2 x Bedrooms; 1 x Kitchen; 1 x Bathroom - Shower, Bath, Toilet; 2 x Carports; Small Garden. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, NHLAMULO PEGGY RIVOMBO (IDENTITY NUMBER: 8706300563081), under name under Deed of Transfer No. ST76630/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Halfway House - Alexandra at 614 James Crescent, Halfway House. 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/WE/IC000548, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, Tel: (012) 492 5617, Fax: 086 664 1624

Dated at Pretoria, 2023-05-03.

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. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: SR/WE/IC000548.

Case No: 35037/2021

Docex: 351

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and MPILO KWANIKE NARE (IDENTITY NUMBER: 660909 6255 08 0), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-05-31, 11:30, Sheriff of the High Court, Germiston North at 22 Voortrekker Road, Corner 2nd Street, Edenvale**

In pursuance of a judgment and warrant granted on 11 February 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 31 May 2023 at 11:30 by the Sheriff of the High Court, Germiston North at 22 Voortrekker Road, Corner 2nd Street, Edenvale to the highest bidder: -CERTAIN: PORTION 9 OF ERF 1590 EDEN GLEN EXTENSION 67 TOWNSHIP SITUATED: 16 SMITH AVENUE, EDEN GLEN EXT 67, EDENVALE, 1609 MAGISTERIAL DISTRICT: EKURHULENI CENTRAL REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG MEASURING: 342 (THREE HUNDRED AND FORTY TWO) 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: 3 x Bedrooms; 2 x Bathrooms; 1 x Kitchen; 1 x Lounge; 1 x Dining Room; 1 x Study; 1 x Toilet; and 2 x Garages. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, MPILO KWANIKE NARE (IDENTITY NUMBER: 660909 6255 08 0), under his name under Deed of

Transfer No T34591/2016. The full conditions may be inspected at the offices of the Sheriff of the High Court, Germiston North at 22 Voortrekker Road, Corner 2nd Street, Edenvale. 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, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za), REF. DM/WE/IC000323, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, Tel: (012) 492 5617, Fax: 086 664 1624,

Dated at Pretoria, 2023-05-02.

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 Anthoo, Marion & Associates, Suite 1, Cdc Centre, 495 Church Street, Pietermaritzburg, Tel: 033 345 9123/4, E-Mail: [admin@anthooandmarion.co.za](mailto:admin@anthooandmarion.co.za). Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/we/IC000323.

**Case No: D9261/2020**

**Docex: 4, UMHLANGA ROCKS**

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

**In the matter between: FIRSTSTRAND BANK LIMITED, Plaintiff and EUSHEN IYALOO (ID No. 9608055108087), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-30, 10:00, at the Magistrate's Court for the District of Mtunzini, 10 Hely Hutchinson Street, Mtunzini, to the highest bidder:-**

DESCRIPTION: ERF 699 Mandini Extension 5, Registration Division FU, Province of KwaZulu-Natal in extent 1 390 (One Thousand Three Hundred and Thirty Nine) square metres, held under Deed of Transfer No.T34330/2019 subject to the conditions therein contained ("the property")

SITUATE AT: 7 Inyala Street, Extension 5, Mandini, KwaZulu-Natal (in the magisterial district of Mtunzini)

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Main Dwelling consisting of:- 3 Bedrooms; 1 Bathroom; 1 Shower; 2 Toilet; 1 Lounge, 1 Family Room, 1 Diningroom; 1 Kitchen, 1 Scullery; Garage; 1 Carport and 1 Servants squatter

ZONING: Residential (not guaranteed)

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's office, Unit 6 Downing Place, 63 Piet Retief Street, Melmoth 24 hours prior to the auction.

Take further notice that:-

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
  2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff's office at Unit 6 Downing Place, 63 Piet Retief Street, Melmoth;
  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) Refundable deposit of R15,000.00 in cash only.
    - (d) Registration conditions.
  4. The conditions of sale and Rules of Auction may be inspection at the Sheriff's office at Unit 6 Downing Place, 63 Piet Retief Street, Melmoth.
  5. Advertising costs at current publication rates and sale costs according to court rules, apply.
  6. The office of the Sheriff for Melmoth will conduct the sale with auctioneer Mr S Chetty, or his Deputy.
- Dated at UMHLANGA 2023-04-17.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, Building 5, Glass House Office Park, 309 Umhlanga Rocks Drive, La Lucia Ridge. Telephone: 031 5367500. Fax: 0865145099. Attorney Ref: 28M15167.



Case No: 2021-57571

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: SS KINGSWAY (SS NO. 85/1980), Plaintiff and LEKOLOANE, KGABO DAVID, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 10h00, 1281 Stanza Bopape Street, Hatfield, Pretoria**

AUCTION NOTICE

CASE NO: 2021-57571

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) PRETORIA

**In the matter between: SS KINGSWAY (SS NO. 85/1980), PLAINTIFF AND KGABO DAVID LEKOLOANE (Identity Number: 680806 5591 08 3), FIRST DEFENDANT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY, SECOND DEFENDANT AND SHERIFF OF THE COURT PRETORIA SOUTH EAST, THIRD DEFENDANT**

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

30th day of May 2023, acting Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria on 30th day of May 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Pretoria South East at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 15, Door 201 in the scheme known as Kingsway, with Scheme Number SS85/1980, under Title Deed ST102225/2015, situated Unit 15, Door 201, 485 Meintjies Street, Trevanna, Pretoria, City of Tshwane, Gauteng Province, measuring 89.000 sqm (EIGHTY-NINE SQUARE METERS).

Held by Deed of Transfer Number ST102225/2015. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 15, Door 201, 485 Meintjies Street, Trevanna, Pretoria, City of Tshwane, Gauteng Province, measuring 89.000 sqm (EIGHTY-NINE SQUARE METERS).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R30 000.00 plus vat and minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. The acting Sheriff Pretoria South East will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 2880. Ref: N ENGELBRECHT/ddp/KING0015

Dated at MIDRAND, 2023-05-04.

Attorneys for Plaintiff(s): DTB Attorneys, ARM Building 3, 9 Concorde East Road, Bedfordview, 2018. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/KING0015.

**Case No: 2021-14814**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: SS JOMANIE (SS NO. 118/1984), Plaintiff RAMARUMO, L P, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 10h00, 1281 Stanza Bopape Street, Hatfield, Pretoria**

AUCTION NOTICE

**CASE NO: 2021/44784**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) PRETORIA

**In the matter between: SS JOMANIE (118/1984), PLAINTIFF AND LUFUNO PATIENCE RAMARUMO (Identity Number: 740130 0496 08 2), FIRST DEFENDANT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY, SECOND DEFENDANT ABSA BANK LIMITED, THIRD DEFENDANT AND SHERIFF OF THE COURT PRETORIA SOUTH EAST, FOURTH DEFENDANT**

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

**30th day of May 2023, acting Sheriff Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria on 30th day of May 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Pretoria South East at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 9, Door 301 in the scheme known as Sentoza, with Scheme Number SS118/1984, under Title Deed ST76414/2017 situated Unit 9, Door 301, Jomanie, 69 Plein Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 78.000 sqm (SEVENTY-EIGHT).

Held by Deed of Transfer Number ST76414/2017. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 9, Door 301, 69 Plein Street, Sunnyside, Pretoria, City of Tshwane, Gauteng Province, measuring 78.000 sqm (SEVENTY-EIGHT SQUARE METERS).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R30 000.00 plus vat and minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. The acting Sheriff Pretoria South East will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 2880. Ref: N ENGELBRECHT/ddp/JOMAN0009

Dated at MIDRAND, 2023-05-04.

Attorneys for Plaintiff(s): DTB Attorneys, ARM Building 3, 9 Concorde East Road, Bedfordview, 2018. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/JOMAN0009.

Case No: 78351/2019

Docex: PH46A

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

**In the matter between: Nedbank Limited - Judgement Creditor and Nompumelelo Progress Mpisane - st  
Judgement Debtor and Vika William Mpisane - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 11:00, 614 James Crescent, Halfway House**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Halfway House-Alexandra to the highest bidder subject to a reserve price of R2 000 000.00 and will be held at 614 James Crescent, Halfway House on 30 May 2023 at 11H00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 614 James Crescent, Halfway House, prior to the sale.

Certain: Erf 36 Halfway House Extension 2 Township, Registration Division J.R., Province of GAUTENG, being 5 Segal Road, Halfway House Ext 2

Measuring: 1 410 (One Thousand Four Hundred And Ten) square metres;

Held under Deed of Transfer No. T33350/2019

Situated In The Magisterial District of Halfway House-Alexandra.

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, Water Closet, Kitchen, Living Room and 4 other

Outside Buildings: 2 Garages

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-03-02.

Attorneys for Plaintiff(s): Hammond Pole Majola C/o NVG Attorneys, c/o NVG Attorneys, Menlo Law Chambers, No 49, 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT438269/LW/EC. Attorney Acct: Hammond Pole Attorneys.

Case No: 495/2021

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

**In the matter between: Nedbank Limited, Judgement Creditor and Herman Thebe Mokotedi, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 10:00, 273 Beyers Naude Drive, Rustenburg**

In Execution of a Judgment of the High Court of South Africa, (North West Division, Mahikeng) in the abovementioned suit, the property shall be sold by the Sheriff Rustenburg to the highest bidder subject to a reserve price of R400 000.00 and will be held at 273 Beyers Naude Drive, Rustenburg on 26 May 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 273 Beyers Naude Drive, Rustenburg, prior to the sale.

Certain: Erf 2832 Tlhabane West Extension 1, Registration Division J.Q., Province of North West, being 21 Malotle Street, Tlhabane Wes Ext. 1

Measuring: 603 (Six Hundred And Three) Square Metres;

Held under Deed of Transfer No. T91338/2006

Situated in the Magisterial District of Rustenburg.

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

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

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, 2023-03-14.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Smith Stanton Inc, 29 Warren Street, Mahikeng. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT443929/LWEST/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 72322/2017**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and ESTHER SEATLHODI MMETHI, ID NO. 731113  
0916 087, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 11:00, SHERIFF TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS,  
EXTENSION 3**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve price of R250 000.00 will be held BY THE SHERIFF TSHWANE NORTH AT 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXTENSION 3 on 26 MAY 2023 at 11H00 of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of Pretoria and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the SHERIFF TSHWANE NORTH AT 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXTENSION 3

BEING: ERF 262 SOSHANGUVE-B TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 411 (FOUR HUNDRED AND ELEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO T92834/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: ERF 262, SOSHANGUVE-B aka 7053 TINKLER STREET, SOSHANGUVE-B, GAUTENG PROVINCE, BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI,

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

2 X BEDROOMS, 1.0 X BATH ROOMS, 1 X KITCHEN AND 1 X LIVING ROOM

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

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

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

Dated at PRETORIA, 2023-04-26.

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: VIJAYTA RANA/ sn / NHL0124.

Case No: 41559/2021

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

**In the matter between: Nedbank Limited - Judgement Creditor and Tatagomatladi Mogale Trevor Montjane - 1st Judgement Debtor and Thabang Eldrudge Montjane - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 09:30, 1825 Leeuwpoot Street, Boksburg**

In execution of a judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R650 000.00 and will be held at 182 Leeuwpoot Street, Boksburg on 26 May 2023 at 09h30 of the undermentioned property of the execution debtors on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg, prior to the sale.

Certain: Erf 718 Sunward Park Extension 2 Township, Registration Division I.R., Province of Gauteng, being 23 Constellation Road, Sunward Park Ext 2

Measuring: 1 200 (One Thousand Two Hundred) square metres;

Held under Deed of Transfer No. T23867/2006

Situated in the Magisterial District of Boksburg.

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

Main Building: 3 Bedrooms, Kitchen, Lounge, 2 Bathrooms, 1 Shower/Bath.

Outside Buildings: Carports.

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, 2023-03-01.

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: MAT1446564/LW/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

Case No: 2022/004397

Docex: 172 Johannesburg

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

**In the matter between: FirstRand Bank Limited, Plaintiff and IGEA CHANCELLINE LURHAKWA BAHATI, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 24TH of October 2022 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of HALFWAY HOUSE-ALEXANDRA on TUESDAY the 30th day of MAY 2023 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE with a reserve price of R350 000.00.

CERTAIN: SECTION NO 20 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 268/1993 IN THE SCHEME KNOWN AS MEADOWFIELDS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BUCCLEUCH TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 95 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. ST12124/2018.

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 20 (DOOR 20) MEADOWFIELDS, 30 JOHN STREET, BUCCLEUCH, SANDTON and consist of Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 shower, 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 HALFWAY HOUSE-ALEXANDRA situated at 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (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, 2023-03-09.

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/91840.

**Case No: 2019/11423**

**Docex: DX31 SANDTON SQUARE**

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

**In the matter between: Nedbank Limited, Execution Creditor and Hassan: Mohamed Ali Gamal Eldin  
Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-23, 11:00, Acting Sheriff Randburg South West, 24 Rhodes Street, Kensington B, Randburg**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 01st December 2020, in terms of which the below property will be sold in execution by the Acting Sheriff RANDBURG SOUTH WEST on TUESDAY, 23 MAY 2023 at 11:00 at 24 RHODES STREET, KENSIINGTON B, RANDBURG to the highest bidder with a court reserve of R1 300 000.00.

ERF 200 ROBIN HILLS TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 2 862 (TWO THOUSAND EIGHT HUNDRED AND SIXTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NO.T70137/2005

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

which is certain, and is zoned as a residential property inclusive of the following: Main Building: 1X LOUNGE, 1X DININGROOM, 1X TV ROOM, 1X STUDY, 1X KITCHEN, 4X BEDROOMS, 2X BATHROOMS, 1X LAUNDRY, 1X CARPORT, 1X GARAGE AND 1X SWIMMING POOL - WHICH CANNOT BE GUARANTEED

The property is situated at: 23 DELLI STREET (descending into KINGS AVENUE) ROBIN HILLS, RANDBURG in the magisterial district of JOHANNESBURG NORTH

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Acting Sheriff RANDBURG SOUTH WEST at 24 RHODES STREET, KENSINGTON B, RANDBURG.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in cash amounting to R5 000.00 (refundable)
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff RANDBURG SOUTH WEST at 24 RHODES STREET, KENSINGTON B, RANDBURG to during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-03-29.

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/MAT5259/rm. Attorney Acct: Citizen.

**Case No: 012870/2022**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Joseph Teboho Shenxane,  
Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

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

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Roodepoort North to the highest bidder Subject To A Reserve Price Of R510 000.00 and will be held at 182 Progress Road, Lindhaven, Roodepoort on 26 May 2023 at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 182 Progress Road, Lindhaven, Roodepoort, prior to the sale.

Certain: Erf 1063 Lindhaven Extension 4 Township, Registration Division I.Q., Province of Gauteng, being 348 Pierre Simond Avenue, Lindhaven Ext 4.

Measuring: 803 (Eight Hundred And Three) Square Metres;

Held under Deed of Transfer No. T36334/2014

Situated in the Magisterial District of Roodepoort North.

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

Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom, 1 WC.

Outside Buildings: 2 Carports.

Sundries: Swimming Pool.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-03-08.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT450836\AF/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2022/908**

**Docex: DX 31 SANDTON SQUARE**

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

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Nzigire Pascaline Nyangolo, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-30, 11:00, 614 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 07 JUNE 2022 in terms of which the below property will be sold in execution by the Sheriff HALFWAY HOUSE - ALEXANDRA on 30 MAY 2023 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder subject to the reserve price of R1 800 000.00.

A Unit consisting of - (a) SECTION NUMBER 39 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS351/2017, IN THE SCHEME KNOWN AS VILLA BAROQUE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT CARLSWALD ESTATE EXTENSION 27 TOWNSHIP, IN THE AREA OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 179 (ONE HUNDRED AND 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 NUMBER ST54057/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. ("the Immovable Property").

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

MAIN BUILDING CONSISTING OF: 3 bedrooms, 3 bathrooms, kitchen, lounge, dining room, 3 showers and 3 toilets - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 39 VILLA BAROQUE, 174 SEVENTH ROAD CARLSWALD ESTATE EXT 27, HALFWAY HOUSE GARDENS.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

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

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

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

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

Dated at Johannesburg, 2023-03-31.

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/MAT32238. Attorney Acct: The Citizen.

**Case No: 2021/33838**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and NWAOSHA: CHUKWUDI JOHN,  
Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-29, 10:00, 21 HUBERT STREET, WESTGATE**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 25 January 2022 and 26 January 2023 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG CENTRAL on MONDAY, 29 MAY 2023 at 10:00 at 21 HUBERT STREET, WESTGATE to the highest bidder without a reserve. A unit ("the mortgaged unit") consisting of - (a) Section no 702 as shown and more fully described on Sectional Plan No. SS015/2008, ("the sectional plan") in the scheme known as FASHION LOFTS in respect of the land and building or buildings situate at JOHANNESBURG THE CITY OF JOHANNESBURG of which section the floor area, according to the said plan is 44 (Forty Four) square metres in extent ("the mortgaged section"); and (b) an undivided share in the common property in the scheme apportioned

to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common property"). Held by Deed of Transfer no. ST49589/2008. Which is certain and is zoned as a residential property inclusive of the following: A unit comprising 1 bedroom, 1 Bathroom, living room and a kitchen - WHICH CANNOT BE GUARANTEED. The property is situated at: SECTION 702, DOOR NO 702 - FASHION LOFTS, 116 PRITCHARD STREET, JOHANNESBURG in the magisterial district of JOHANNESBURG CENTRAL. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG CENTRAL at 21 HUBERT STREET, WESTGATE. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadandFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Prospective buyers have to register on the day of sale and pay a deposit of R 20, 000.00 (Refundable) in cash. 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 CENTRAL at 21 HUBERT STREET, WESTGATE during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-03-27.

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/MAT26453. Attorney Acct: Citizen.

**Case No: 2018/78011**

**Docex: 172 Johannesburg**

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

**In the matter between: FirstRand Bank Limited, Plaintiff and Siphokaze Ngange, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-05-30, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 19TH of August 2022 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of HALFWAY HOUSE-ALEXANDRA on TUESDAY the 30TH day of MAY 2023 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE with a reserve price of R450 000.00.

CERTAIN: SECTION NO 266 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS404/2010 IN THE SCHEME KNOWN AS PHOENIX VIEW ESTATE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT NOORDWYK EXTENSION 95 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 50 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 ST083292/2010 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFROESAID DEED OF TRANSFER NUMBER

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 266 (DOOR C17-10) PHOENIX VIEW ESTATE, 1 -14TH ROAD, NOORDWYK EXTENSION 95, MIDRAND and consist of Lounge, Kitchen, 1 Bedroom, 1 Bathroom, 1 Shower, 1 Water Closet and 1 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 HALFWAY HOUSE-ALEXANDRA situated at 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (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, C/O Friedland Hart Solomon & Nicholson, 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/59667.

**Case No: 2021/19923**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: Nedbank Limited, Execution Creditor and MOYO: SINDISO, First Execution Debtor and VUNDLA: SIPHOSAMI, Second Execution**

**NOTICE OF SALE IN EXECUTION**

**NOTICE OF SALE IN EXECUTION, 10:00, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 2 December 2021 and 24 January 2023 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG NORTH on THURSDAY 1 JUNE 2023 at 10:00 at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG to the highest bidder without a reserve price. ERF 2661 NORTHCLIFF EXTENSION 22 TOWNSHIP REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG MEASURING 1 487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NO. T39730/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Which is certain and is zoned as a residential property inclusive of the following: Main building: 3 Bedrooms, 2 Bathrooms, Kitchen, study, lounge, dining room, pantry, scullery, 1 shower and 2 toilets Out building: Cottage and a swimming pool WHICH CANNOT BE GUARANTEED. The property is situated at: 75 NELSON STREET, NORTHCLIFF EXTENSION 22, JOHANNESBURG in the magisterial district of JOHANNESBURG CENTRAL. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG 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, 2023-03-29.

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) 292-5777. Attorney Ref: N GAMBUSHE/fp/MAT29081. Attorney Acct: Citizen.



Case No: 16543/2019

Docex: PH46A

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Raymond Lesihla Motsoeneng,  
1st Judgement Debtor and Bothai Andrius Lephoi, 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 09:30, 182 Leeuwpoot Street, Boksburg**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R450 000.00 and will be held at 182 Leeuwpoot Street, Boksburg on 26 May 2023 at 09H30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg prior to the sale.

Certain: Erf 3441 Dawn Park Extension 7, Township, Registration Division I.R., Province of Gauteng, Situated at Stand 3441 (also known as 33) Sitatunga Crescent, Dawn Park Ext 7

Measuring: 448 (Four Hundred and Forty Eight) Square Meters

Held under Deed of Transfer No. T36611/2009

Situated in the Magisterial District of Boksburg.

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

Main Building: Family Room, Kitchen, 2 bedrooms, 1 Bathroom and WC

Outside Buildings: None

Sundries: None

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

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

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, no.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT410797/AF/MS. Attorney Acct: Hammond Pole Majola Inc, Boksburg

Case No: 5357/2019

Docex: PH46A

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

**In the matter between Firststrand Bank Limited - Judgement Creditor and Dorcas silaelo Monyakeni -  
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 11:00, 3 Vos & Brodrick Avenue, The Orchards Ext 3**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Tshwane North to the highest bidder without reserve and will be held at 3 Vos & Brodrick Avenue, The Orchards Ext 3 on 26 May 2023 at 11h00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 3 Vos & Brodrick Avenue, The Orchards Ext 3, prior to the sale.

Certain: Erf 5381 Soshanguve East Extension 5 Township, Registration Division J.R., Province of Gauteng, being 6786 Mogorogoro Street, Soshanguve East Ext 5

Measuring: 250 (Two Five Zero) square metres;

Held under Deed of Transfer No. T26744/2018

Situated in the Magisterial District of Tshwane 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: Lounge, Kitchen, 3 Bedrooms, Bathroom, Wc.

Outside Buildings: None.

Sundries: None.

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

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

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT434778/AF/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

**Case No: 2020/26353**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Magdeline Ennie Mhlanga, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-30, 10:00, Shop No 2 Vista Centr, 22 Hillary Road, Cnr Trevor Street, Gillview**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 18 AUGUST 2022 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG SOUTH on TUESDAY, 30 MAY 2023 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder subject to a reserve price of R750 000.00.

ERF 1560 ROSETTENVILLE EXTENSION TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY- FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER T21530/2019, 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:

MAIN BUILDING CONSISTING OF: 3 bedrooms, kitchen, 1 bathroom, lounge, dining room and 1 toilet.

OUT BUILDING CONSISTING OF: 2 bedrooms, 1 bathroom, 1 shower, 1 toilet and 1 garage - WHICH CANNOT BE GUARANTEED

The property is situated at: 26 VICTORIA STREET, ROSETTENVILLE EXTENSION, falling within the Magisterial District of JOHANNESBURG CENTRAL.

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

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

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.
4. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.
5. The office of Sheriff Johannesburg South will conduct the sale with auctioneers H.A Thomas and/or P.ORA and/or A Jegels.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG SOUTH at SHOP NO 2

VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW during normal office hours from Monday to Friday

Dated at Johannesburg, 2023-03-31.

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/MAT31850. Attorney Acct: The Citizen.

**Case No: 9322/2020**

**Docex: Docex 63 Cape Town**

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

**In the matter between: Firststrand Bank Ltd, Plaintiff and Donnie Dominique Totton, Defendant**

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

**2023-05-23, 10:00, 7 Oakland Hills Road, Sunningdale, Milnerton**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the premises situated at 7 Oakland Hills Road, Sunningdale, Milnerton, on Tuesday 23 May 2023 at 10h00, subject to a minimum reserve price of R 1 540 000.00 (one million five hundred and forty thousand rand zero cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 33454 MILNERTON, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

SITUATE AT 7 Oakland Hills Road, Sunningdale, Milnerton

In Extent: 507 (five hundred and seven) square metres

Held by Deed of Transfer No. T96357/2006 & Deed of Transfer No. T15851/2010

The property is improved as follows, though in this respect nothing is guaranteed: 3 Bedrooms, 2 Bathrooms, Lounge, Dining Room, Kitchen, Double Garage

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

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

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

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

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

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale.

Dated at Cape Town, 2023-03-27.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Telephone: (021) 423 5060. Fax: (021) 423 5099. Attorney Ref: FRB1/0354.

**Case No: 13571/2019****Docex: Docex 63 Cape Town****IN THE HIGH COURT OF SOUTH AFRICA**

(Western Cape Division)

**In the matter between: Firststrand Bank Ltd, Plaintiff and Zarina Kasker, Defendant****NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY****2023-05-24, 11:00, the office of the Sheriff of Wynberg East at 3rd Floor, House Vincent, Wynberg Mews, Ebenezer Road, Wynberg**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the office of the Sheriff of Wynberg East at 3rd Floor, House Vincent, Wynberg Mews, Ebenezer Road, Wynberg, on Wednesday 24 May 2023 at 11h00, subject to a minimum reserve price of R 1 100 000.00 (one million one hundred thousand rand zero cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 114182 CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

SITUATED AT 4 Dove Street, Mount View

In Extent: 462 (four hundred and sixty two) square metres

Held by Deed of Transfer No. T49521/2001

The property is improved as follows, though in this respect nothing is guaranteed: 3 Bedrooms, Bathroom, Lounge, Kitchen, Garage

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the

plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

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

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

- a) In accordance with the Directive of the Consumer Protection Act
- b) FICA-legislation requirements: proof of ID and residential address
- c) Payment of registration of R 10 000.00 in cash (refundable)
- d) Registration conditions

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

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale.

Dated at Cape Town, 2023-03-27.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Telephone: (021) 423 5060. Fax: (021) 423 5099. Attorney Ref: FRB1/0345.

**Case No: 24478/2020****IN THE HIGH COURT OF SOUTH AFRICA**

(GAUTENG DIVISION, PRETORIA)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and JEAN PIERRE MUPATAIE KALENGA (PASSPORT NUMBER: 671116), DEFENDANT**

**NOTICE OF SALE IN EXECUTION****2023-05-23, 11:00, UNIT 7, FIRST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R1 300 000.00, will be held by the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST at UNIT 7, FIRST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL on TUESDAY the 23RD of MAY 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the ACTING SHERIFF RANDBURG SOUTH WEST during office hours.

CERTAIN: ERF 19 BROMHOF TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG  
MEASURING 1 400 (OE THOUSAND FOUR HUNDRED) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T30616/2016  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED  
ALSO KNOWN AS: 10 CROW STREET, BROMHOF.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 4 BEDROOMS, 2.5 BATHROOMS, LIVING/TV ROOM, DINING ROOM, LOUNGE, KITCHEN, LAUNDRY, 2 GARAGES, SWIMMING POOL, LAPA

FENCE: BRICKS  
WALLS: PLASTER  
ROOF: TILES  
FLOORS: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the ACTING SHERIFF RANDBURG SOUTH WEST, UNIT 7, FIRST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the ACTING SHERIFF RANDBURG SOUTH WEST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash prior to commencement of auction in order to obtain a buyers card;
  - (d) Advertising costs at current publication rates and sale costs according to Court rules, apply;
  - (e) Registration conditions.

Dated at PRETORIA, 2022-09-29.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT61346.

**Case No: 2598/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and JOHAN MARIUS VAN DEN BERG (IDENTITY NUMBER: 890115 5058 085), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-02, 10:00, 273 BEYERS NAUDE DRIVE, RUSTENBURG**

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng, abovementioned suit, a sale with a reserve price of R260 000.00, will be held by the ACTING SHERIFF OF THE HIGH COURT RUSTENBURG at 273 BEYERS NAUDE DRIVE, RUSTENBURG on FRIDAY the 2ND of JUNE 2023 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the ACTING SHERIFF RUSTENBURG during office hours.

CERTAIN:



## A UNIT CONSISTING OF -

(A) SECTION NO 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS713/2006, IN THE SCHEME KNOWN AS BEYERS NAUDE RYLAAN 30 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PORTION 1 OF ERF 711 RUSTENBURG TOWNSHIP, LOCAL AUTHORITY: RUSTENBURG LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 134 (ONE HUNDRED AND THIRTY FOUR) SQUARE METERS IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO ST95399/2016 AND SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED IN THE AFORESAID TITLE DEED

ALSO KNOWN AS: UNIT 1 BEYERS NAUDE RYLAAN 30, 30 BEYERS NAUDE DRIVE, RUSTENBURG.

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

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

WALLS: PLASTER

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the ACTING SHERIFF RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the ACTING SHERIFF RUSTENBURG.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
  - (d) No registration fee;
  - (e) Registration conditions;
  - (f) Advertising costs at current publication rates and sale costs according to Court rules apply;
  - (g) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale;
  - (h) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 14 - 21 days after the sale.
  - (i) 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.
  - (j) The auction will be conducted by the Sheriff or his Deputy.

Dated at PRETORIA, 2023-04-12.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CN/MAT57871.

Case No: 125/2020

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and AMANDA SONTONGA (IDENTITY NUMBER: 780427 0609 082), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-06-02, 10:00, 273 BEYERS NAUDE DRIVE, RUSTENBURG**

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng, abovementioned suit, a sale subject a reserve price of R160 000.00, will be held by the ACTING SHERIFF OF THE HIGH COURT RUSTENBURG at 273 BEYERS NAUDE DRIVE, RUSTENBURG on FRIDAY the 2ND of JUNE 2023 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the ACTING SHERIFF RUSTENBURG during office hours.

CERTAIN: ERF 3235 MERITING UNIT 3 TOWNSHIP, REGISTRATION DIVISION J.Q. PROVINCE OF NORTH WEST

MEASURING 273 (TWO HUNDRED AND SEVENTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T67886/2010

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: ERF 3235 MERITING UNIT 3 ALSO KNOWN AS STAND 3235 MERITING UNIT 3, RUSTENBURG.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: VACANT PROPERTY CONSISTING OF: 2 BEDROOMS, KITCHEN, LOUNGE, BATHROOM, TOILET, NO FENCE AND GATE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the ACTING SHERIFF RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
  2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the ACTING SHERIFF RUSTENBURG.
  3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
    - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
    - (b) FICA-legislation in respect of proof of identity and address particulars;
    - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
    - (d) No registration fee;
    - (e) Registration conditions;
    - (f) Advertising costs at current publication rates and sale costs according to Court rules apply;
    - (g) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale;
    - (h) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 14 - 21 days after the sale.
    - (i) 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.
    - (j) The auction will be conducted by the Sheriff or his Deputy.
- Dated at PRETORIA, 2023-04-12.
- Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/BV/MAT61141.

Case No: 2020-20241

**"AUCTION"**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: MONTEREY BODY CORPORATE (SS NO: 22/1985), PLAINTIFF AND MATSHEKE, HLANGANANI JOYCE, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-29, 10:00, 21 Hubert Street, Westgate, Johannesburg**

## AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA CASE NO: 2020 - 20241

(GAUTENG DIVISION) JOHANNESBURG

In the matter between: MONTEREY BODY CORPORATE (SS NO. 22/1985) PLAINTIFF AND  
HLANGANANI JOYCE MATSHEKE (Identity Number: 640923 5152 08 6) FIRST DEFENDANT AND ABSA BANK  
LIMITED SECOND DEFENDANT AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

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

29th day of May 2023, acting Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg on 29th day of May 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Johannesburg Central at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 16, Door 32, in the scheme known as Monterey, with Scheme Number SS22/1985, under Title Deed ST20440/2006, situated Unit 16, Door 32, Monterey, 27 Lily Street, Berea, City of Johannesburg, Gauteng Province, measuring 91.000 sqm (NINETY-ONE SQUARE METERS).

Held by Deed of Transfer Number ST20440/2006. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 16, Door 32, Monterey, 27 Lily Street, Berea, City of Johannesburg, Gauteng Province, measuring 91.000 sqm (NINETY-ONE SQUARE METERS).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R30 000.00 plus vat and minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. The acting Sheriff Johannesburg Central will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 2880. Ref: N ENGELBRECHT/ddp/MONT0016.

DATED AT MIDRAND ON 2023-05-04.

Attorneys for Plaintiff(s): DTB Attorneys, ARM Building 3, 9 Concorde East Road, Bedfordview, 2018. Tel: 010 010 8220. Fax —. Ref: N ENGELBRECHT/ddp/MONT0036.

Case No: 2020/39967

**"AUCTION"**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: TYGERBERG BODY CORPORATE (SS NO. 122/1992), PLAINTIFF AND MNCUBE,  
OODWELL BONGANI, DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-29, 10:00, 21 Hubert Street, Westgate, Johannesburg**

## AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA CASE NO: 2020-39967

(GAUTENG DIVISION) JOHANNESBURG

In the matter between: TYGERBERG BODY CORPORATE (SS NO. 122/1992) PLAINTIFF AND  
OODWELL BONGANI MNCUBE (Identity Number: 711202 5934 08 0) FIRST DEFENDANT AND CITY OF  
TSHWANE METROPOLITAN MUNICIPALITY SECOND DEFENDANT

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

29th day of May 2023, acting Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg  
In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg on 29th day of May 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Johannesburg Central at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 209 Door 2103 in the scheme known as Tygerberg, with Scheme Number SS12/1992, under Title Deed ST6115/2003, situated Unit 209, Door 2103, Tygerberg, 46 - 48 Primrose Terrace, Berea, City of Johannesburg, Gauteng Province, measuring 108.000 sqm (ONE HUNDRED AND EIGHT SQUARE METERS).

Held by Deed of Transfer Number ST6115/2003. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 209, Door 2103, Tygerberg, 46 - 48 Primrose Terrace, Berea, City of Johannesburg, Gauteng Province, measuring 108.000 sqm (ONE HUNDRED AND EIGHT SQUARE METERS).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R30 000.00 plus vat and minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. The acting Sheriff Johannesburg Central will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 2880. Ref: N ENGELBRECHT/ddp/TYG0209.

DATED AT MIDRAND ON 2023-05-04.

Attorneys for Plaintiff(s): DTB Attorneys, ARM Building 3, 9 Concorde East Road, Bedfordview, 2018. Tel: 010 010 8220. Fax —. Ref: N ENGELBRECHT/ddp/TYG0029.

Case No: 5498/2021

Docex 9, Hatfield

## "AUCTION"

IN THE HIGH COURT OF SOUTH AFRICA

(Limpopo Division, Polokwane)

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

### NOTICE OF SALE IN EXECUTION

**2023-05-26, 09:00, Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of R500 000.00 (five hundred thousand rand), by the Sheriff Thabazimbi at 10 Steenbok Street, Thabazimbi**

PROPERTY DESCRIPTION: ERF 115 ROOIBERG TOWNSHIP, REGISTRATION DIVISION K.Q., PROVINCE OF LIMPOPO, MEASURING: 880 SQUARE METRES, HELD BY DEED OF TRANSFER NO T3674/2013

STREET ADDRESS: 115 MAROELA STREET, ROOIBERG, THABAZIMBI, LIMPOPO PROVINCE, situated in the THABAZIMBI MAGISTERIAL DISTRICT AND MUNICIPALITY

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard: SEMI TOWN-HOUSE CONSTRUCTED OF BRICK WITH AN IRON ROOF CONSISTING OF A LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 3 BATHROOMS, 3 SHOWERS, 3 TOILETS, 2 GARAGES, 1 SERVANTS ROOM, 1 OUTSIDE BATHROOM / TOILET

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Thabazimbi, 10 Steenbok Street, Thabazimbi, where they may be inspected during normal office hours.

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

1. All FICA documents required before auction;

2. A registration fee of R40 000.00 is required before registration;
3. Registration form to be completed before the auction;
4. Registration closes at 09H00 on the day of the auction.

Dated at Pretoria on 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. Tel: (012) 342-9895. Fax (012) 342-9790. Ref: JJ STRAUSS/MAT11737.

**Case No: 5950/2021**  
**Docex 9, Hatfield**

**"AUCTION"**

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

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

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 09:00, Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of R550 000.00 (five hundred and fifty thousand rand), by the Sheriff Thabazimbi at 10 Steenbok Street, Thabazimbi**

PROPERTY DESCRIPTION: ERF 116 ROOIBERG TOWNSHIP, REGISTRATION DIVISION K.Q., PROVINCE OF LIMPOPO, MEASURING: 740 SQUARE METRES, HELD BY DEED OF TRANSFER NO T3675/2013

STREET ADDRESS: 116 MAROELA STREET, ROOIBERG, THABAZIMBI, LIMPOPO PROVINCE, situated in the THABAZIMBI MAGISTERIAL DISTRICT AND MUNICIPALITY

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard: SEMI TOWN-HOUSE CONSTRUCTED OF BRICK WITH AN IRON ROOF CONSISTING OF A LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 3 BATHROOMS, 3 SHOWERS, 3 TOILETS, ENTERTAINMENT BUILDING

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Thabazimbi at 10 Steenbok Street, Thabazimbi, where they may be inspected during normal office hours.

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

1. All FICA documents required before auction;
2. A registration fee of R40 000.00 is required before registration;
3. Registration form to be completed before the auction;
4. Registration closes at 09H00 on the day of the auction.

Dated at Pretoria on 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. Tel: (012) 342-9895. Fax (012) 342-9790. Ref: JJ STRAUSS/MAT11740.

**Case No: 1499/2021**  
**Docex 9, Hatfield**

**"AUCTION"**

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

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

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 09:00, Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of R550 000.00 (five hundred and fifty thousand rand), by the Sheriff Thabazimbi at 10 Steenbok Street, Thabazimbi**

PROPERTY DESCRIPTION: ERF 114 ROOIBERG TOWNSHIP, REGISTRATION DIVISION K.Q., PROVINCE OF LIMPOPO, MEASURING: 814 SQUARE METRES, HELD BY DEED OF TRANSFER NO T03673/2013

STREET ADDRESS: 114 MAROELA STREET, ROOIBERG, THABAZIMBI, LIMPOPO PROVINCE, situated in the THABAZIMBI MAGISTERIAL DISTRICT AND MUNICIPALITY

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard: SEMI TOWN-HOUSE CONSTRUCTED OF BRICK WITH AN IRON ROOF CONSISTING OF A LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 3 BATHROOMS, 3 SHOWERS, 3 TOILETS, 2 SERVANTS ROOMS, 2 OUTSIDE BATHROOMS / TOILETS



Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Thabazimbi at 10 Steenbok Street, Thabazimbi, where they may be inspected during normal office hours.

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

1. All FICA documents required before auction;
2. A registration fee of R40 000.00 is required before registration;
3. Registration form to be completed before the auction;
4. Registration closes at 09H00 on the day of the auction.

Dated at Pretoria on 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. Tel: (012) 342-9895. Fax (012) 342-9790. Ref: JJ STRAUSS/MAT11741.

**Case No: 4462/2022**

**"AUCTION"**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division, Cape Town)

**In the matter between: FirstRand Bank Limited, Execution Creditor and Mark Wayne Langer N.O., First Execution Debtor (in his capacity as a trustee for the time being of The DN Family Trust IT579/2020(C)) and Mark Wayne Langer, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 10:00, Section 1, Door 1, Metro Apartments, 36 New Church Street, Cape Town**

In terms of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold voetstoots and without reserve in execution by Public Auction held at the premises Section 1, Door 1, Metro Apartments, 36 New Church Street, Cape Town, to the highest bidder on 30 MAY 2023 at 10h00:

Section 1, as shown and more fully described on Sectional Plan No. SS105/2010, in the scheme known as METRO, in respect of the land and building or buildings situated at CAPE TOWN, in the City of Cape Town, Western Cape Province of which floor area, according to the said sectional plan, is 289 square metres in extent; and an undivided share in the common property apportioned to the said section in accordance with the participation quota, In Extent: 289 square meters, Title Deed No. ST13445/2020

Street address: 36 New Church Street, Cape Town

Magisterial district: Cape Town

**CONDITIONS OF SALE**

(1) The property will be sold in execution, without reserve, and voetstoots to the highest bidder by Public Auction in accordance with the Consumer Protection Act 68 of 2008 and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of the Sheriff, 60 Commercial Street, Cape Town, and also subject to the servitudes and conditions attaching to the property contained in the relevant Title Deed.

(2) The following information is furnished but not guaranteed: 2 Bedrooms (both bedrooms en-suite), guest bathroom, open plan sitting, dining and study area, kitchen, balcony

(3) The Purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.

(4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.

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

(6) Registration as a purchaser with the sheriff is a pre-requisite to participation in the auction. Prospective purchasers are required to contact the sheriff's office at least 24 hours prior to the auction to familiarise themselves with all registration requirements.

Dated at Bellville on 2023-05-03

Attorneys for Plaintiff(s): STBB Smith Tabata Buchanan Boyes, 2nd Floor, 5 High Street, Rosenpark, Bellville. Tel: 021 943 3800. Fax teresads@stbb.co.za. Ref: WB030363/NG/tds.

**Case No: 6561/2021**

**Docex 9, Hatfield**

**"AUCTION"**

IN THE HIGH COURT OF SOUTH AFRICA

(Limpopo Division, Polokwane)

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

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 09:00, Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of R550 000.00 (five hundred and fifty thousand rand), by the Sheriff Thabazimbi at 10 Steenbok Street, Thabazimbi**

PROPERTY DESCRIPTION: ERF 117 ROOIBERG TOWNSHIP, REGISTRATION DIVISION K.Q., PROVINCE OF LIMPOPO, MEASURING: 1 439 SQUARE METRES, HELD BY DEED OF TRANSFER NO T3676/2013

STREET ADDRESS: 117 MAROELA STREET, ROOIBERG, THABAZIMBI, LIMPOPO PROVINCE, situated in the THABAZIMBI MAGISTERIAL DISTRICT AND MUNICIPALITY

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

SEMI TOWN-HOUSE CONSTRUCTED OF BRICK WITH AN IRON ROOF CONSISTING OF A LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 3 BATHROOMS, 2 SHOWERS, 3 TOILETS, THATCH LAPA AND A JACUZZI

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Thabazimbi at 10 Steenbok Street, Thabazimbi, where they may be inspected during normal office hours.

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

1. All FICA documents required before auction;
2. A registration fee of R40 000.00 is required before registration;
3. Registration form to be completed before the auction;
4. Registration closes at 09H00 on the day of the auction.

Dated at Pretoria on 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. Tel: (012) 342-9895. Fax (012) 342-9790. Ref: JJ STRAUSS/MAT11736.

**Case No: 24898/2018**

**"AUCTION"**

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

**In the matter between: FIRSTSTRAND BANK LIMITED (REGISTRATION NUMBER: 1962/000739/06), PLAINTIFF AND MILLY LERATO RANGAKA (IDENTITY NUMBER: 800208 0815 085), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-06-02, 10:00, 273 BEYERS NAUDE DRIVE, RUSTENBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R473 800.00, will be held by the ACTING SHERIFF OF THE HIGH COURT RUSTENBURG at 273 BEYERS NAUDE DRIVE, RUSTENBURG on FRIDAY the 2ND of JUNE 2023 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the ACTING SHERIFF RUSTENBURG during office hours.

CERTAIN: PORTION 21 OF ERF 3996 TLHABANE WES EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION J.Q. PROVINCE OF NORTH WEST, MEASURING 300 (THREE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T61234/2011, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, ALSO KNOWN AS: 42 KGASWANE STREET, TLHABANE WES EXTENSION 2, RUSTENBURG.

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

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 TOILET. WALLS: BRICK/PAINT. ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the ACTING SHERIFF RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the ACTING SHERIFF RUSTENBURG.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

- (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
- (b) FICA-legislation in respect of proof of identity and address particulars.
- (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance.
- (d) No registration fee;
- (e) Registration conditions.
- (f) Advertising costs at current publication rates and sale costs according to Court rules apply;
- (g) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale.
- (h) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 14 - 21 days after the sale.
- (i) 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.
- (j) The auction will be conducted by the Sheriff or his Deputy.

DATED AT PRETORIA ON 2023-04-12.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Tel: 012 361 5640. Fax 0862396955. Ref: R ISMAIL/CM/MAT49115.

Case No: 1009/2017

### "AUCTION"

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF AND SIPHORI ABRAHAM MANYEKE (IDENTITY NUMBER: 850429 5349 081) FIRST DEFENDANT & BLESSED SANAH MANYEKE (IDENTITY NUMBER: 860312 0855 088) SECOND DEFENDANT**

### NOTICE OF SALE IN EXECUTION 2023-06-02, 10:00, 273 BEYERS NAUDE DRIVE, RUSTENBURG

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng, abovementioned suit, a sale without a reserve price, will be held by the ACTING SHERIFF OF THE HIGH COURT RUSTENBURG at 273 BEYERS NAUDE DRIVE, RUSTENBURG on FRIDAY the 2ND of JUNE 2023 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the ACTING SHERIFF RUSTENBURG during office hours.

CERTAIN:

A UNIT CONSISTING OF:

(A) SECTION NO 3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS298/2005, IN THE SCHEME KNOWN AS LEYDS STREET 162 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT PORTION 2 OF ERF 1144 IN THE TOWN RUSTENBURG LOCAL AUTHORITY: RUSTENBURG LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 108 (ONE HUNDRED AND EIGHT) SQUARE METRES; AND

(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED IN THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NO ST105637/2008, ALSO KNOWN AS: 162 LEYDS STREET, RUSTENBURG.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 TOILET. OUTBUILDING: GARAGE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the ACTING SHERIFF RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

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

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

- (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
- (d) No registration fee;
- (e) Registration conditions;
- (f) Advertising costs at current publication rates and sale costs according to Court rules apply;
- (g) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale;
- (h) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 14 - 21 days after the sale.
- (i) 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.
- (j) The auction will be conducted by the Sheriff or his Deputy.

DATED AT PRETORIA ON 2023-04-12.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Tel: 012 361 5640. Fax 0862396955. Ref: N CROUS/MV/MAT60657.

**Case No: 12526/2021  
PH46A**

**"AUCTION"**

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

**In the matter between: Firststrand Bank Limited - Judgement Creditor and Simpson Thabiso Letseli - 1st  
Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

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

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Roodepoort North to the highest bidder subject to a reserve price of R300 000.00 and will be held at 182 Progress Road, Lindhaven, Roodepoort on 26 May 2023 at 10h00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 182 Progress Road, Lindhaven, Roodepoort, prior to the sale.

A unit consisting of:

Section No. 110 as shown and more fully described on Sectional Plan No. SS150/1995 in the scheme known as Monte Carlo in respect of the land and building or buildings situate at Weltevredenpark Extension 30 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 54 (Fifty Four) square metres in extent;

And an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer No. ST40971/2018, Situated at Unit 110 Monte Carlo, 873 Kloofhout Street, Weltevredenpark Ext 30. Situated in the Magisterial District of Roodepoort North.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, Bathroom, Wc. Outside Buildings: Carport. Sundries: None.

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

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

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Tel: 0118741800. Fax 0866781356. Ref: MAT444807/AF/EC.

**Case No: 23404/2022  
97, Pretoria**

**"AUCTION"**

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

**In the matter between: ABSA Bank, Execution Creditor AND JAN CHRISTIAAN GIDEON LE ROUX, ID:  
590821 5024 08 3, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-05-26, 11:00, Sheriff Tshwane North (Wonderboom), Sheriff's office, 3 Vos & Brodrick Avenue, The  
Orchards X3, Pretoria**

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to an order granted by the above Honourable Court against the Judgment Debtor on 23 January 2023 in the above action. A sale in execution with a reserve price of R1 370 000.00 will be held by the Sheriff of the High Court, TSHWANE NORTH on FRIDAY, 26 MAY 2023, at 11H00 at the Sheriff's Office, 3 Vos & Brodrick Avenue, The Orchards Ext 3, Pretoria, Gauteng Province of the undermentioned property of the Judgment Debtor to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection for fifteen (15) days hours prior to the sale at the Sheriff's Office, 3 Vos & Brodrick Avenue, The Orchards Ext 3, Pretoria, Gauteng Province.

Certain: Remaining Extent of Erf 845 Wonderboom South Township, Registration Division J.R., Gauteng Province

Measuring: 1374 (one thousand three hundred and seventy-four) square meters and held by the Judgment Debtor in terms of Deed of Transfer No. T72109/2005.

The property is zoned as: Residential

The property is situated 927 - 16TH Avenue, Wonderboom South, Pretoria and is consisting of:

Double Storey Dwelling: Entrance Hall, Lounge, Dining Room, Living Room, Kitchen, Scullery, 4 Bedrooms, 2 Bathrooms. Outbuildings: 2 Garages, Staff Quarters, Staff Bathroom, 2 Carports

No warranties regarding description, extent or improvements are given.

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

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

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

Dated at Pretoria on 2023-03-06.

Attorneys for Plaintiff(s): VZLR Attorneys, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark. Tel: (012) 435 9444. Fax (012) 435 9555. Ref: MAT183625/E NIEMAND/ME.

**Case No: 21581/2022**

### "AUCTION"

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

**In the matter between: Nedbank Limited - Judgement Creditor and Anil Keman - Judgement Debtor**  
NOTICE OF SALE IN EXECUTION

**2023-05-30, 11:00, 614 James Crescent, Halfway House**

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 Halfway House to the highest bidder subject to a reserve price of R280 000.00 and will be held at 614 James Crescent, Halfway House on 30 May 2023 at 11:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 614 James Crescent, Halfway House, prior to the sale.

A Unit Consisting of:

Section No. 166 as shown and more fully described on Sectional Plan No. SS87/2008 in the scheme known as Protea Estates in respect of the land and building or buildings situate at Erf 765 Erand Gardens Extension 70 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 52 (Fifty Two) square metres in extent;

And an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer No. ST8386/2008, Situated at Unit 166 (Door 166) Protea Estate, 121 -14th Street, Erand Gardens Ext 70, Situated in the Magisterial District of Halfway House.

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

Main Building: 2 Bedrooms, 1 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 on 2022-04-12.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Vermaak & Partners Inc, Vermaak & Partners Inc, 3rd Floor 54 On Bath Avenue, Rosebank. Tel: 0118741800. Fax 0866781356. Ref: MAT450255/LW/EC.



**Case No: 2021/27386  
DX31 SANDTON SQUARE**

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

**In the matter between: Nedbank Limited, Plaintiff and HAMWELA: AUGUSTINE, Execution Debtor**  
NOTICE OF SALE IN EXECUTION

**2023-05-30, 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 4 October 2021 in terms of which the below property will be sold in execution by the Sheriff RANDBURG WEST on TUESDAY 30 MAY 2023 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder without a reserve. ERF 987 NEEDWOOD EXTENSION 22 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 267 (TWO HUNDRED AND SIXTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T.42190/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SUBJECT TO A RESTRICTION IN RESPECT OF THE TRANSFER OF THE ABOVE PROPERTY IN FAVOUR OF THE MONT TREMBLANT ESTATE HOME OWNERS ASSOCIATION NPC "The mortgaged property". A house consisting of a double garage, kitchen, family room, store room, water closet, 3 bedrooms 1 with ensuite and patio, family room with patio and a patio with a built in braai - WHICH CANNOT BE GUARANTEED. SITUATED AT: 97 MONT TREMBLANT ESTATE, INCHANGA ROAD, NEEDWOOD EXTENSION 22 in the magisterial District of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff 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/DownloadandFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in cash amounting to R50 000.00 (refundable) 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg on 2023-03-27.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel: (011) 292-5777. Fax (011) 292-5775. Ref: N GAMBUSHE/fp/MAT29355.

**Case No: 6269/2022**

**"AUCTION"**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF AND AYANADA BATHANDWA CEBO DILIZA, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 11:00, Sheriff, Halfway House at 614 James Crescent, Halfway House**

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 R385 000.00, will be held by the Sheriff, Halfway House at 614 James Crescent, Halfway House on the 30TH day of MAY 2022 at 11h00 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 Halfway House, 614 James Crescent, Halfway House.

A Unit consisting of:

Section No 232 as shown and more fully described on Sectional Plan No. SS803/2007 in the scheme known as BEL AIRE in respect of the land and building or buildings situate at ERF 2168, VORNA VALLEY EXTENSION 83 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor are, according to the said sectional plan is 65 (Sixty five) Square meters in extent; and

An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by deed of transfer ST73006/08

SITUATION: DOOR NO 232 BEL AIRE, PRETORIUS ROAD, VORNA VALLEY 3X7 83, MIDRAND

IMPROVEMENTS: (not guaranteed):

GROUND FLOOR WITH A LOUNGE, KITCHEN, BEDROOM, BATHROOM, SHOWER, TOILET, CARPORT, PATIO, GARAGE

THE PROPERTY IS ZONED: SECTIONAL TITLE

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

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

- 6% on the first R100 000.00 of the proceeds of the sale; and
- 3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and
- 1.5% on the balance of the proceeds of the sale

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

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

Dated at Johannesburg on 2023-03-23.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Tel: 011 615 8591. Fax 011 615 8655. Ref: WR/SW/N02443 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za).

**Case No: 24105/2022  
DOCEX 178, PRETORIA**

### "AUCTION"

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

**IN THE MATTER BETWEEN: ABSA BANK LIMITED, PLAINTIFF AND FRANKY FLOYD HLUNGWANI, 1ST  
DEFENDANT, PAMELA CHARLENE HLUNGWANI, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 11:00, THE SHERIFF'S OFFICE, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT,  
HALFWAY HOUSE**

In pursuance of a judgment granted by this Honourable Court on 15 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 R910 000.00, by the Sheriff of the High Court HALFWAY HOUSE-ALEXANDRA, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 41 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS221/2008 IN THE SCHEME KNOWN AS MURATI PLACE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT HALFWAY GARDENS EXTENSION 112 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 119 (ONE HUNDRED AND NINETEEN) 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. ST54568/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER (also known as: UNIT 41 (DOOR 41) MURATI PLACE, HALFWAY GARDENS EXTENSION 112, MIDRAND, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed): LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS

## TAKE FURTHER NOTICE THAT:

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

2. The registration fee for the buyers will be R50 000.00.

DATED AT PRETORIA ON 2023-02-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: U24188/DBS/N FOORD/CEM.

Saak No: 18792/2016

**"VEILING"**

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

In die saak tussen: **ABSA BANK BEPERK (Eiser), Sean Kevin Isaacs (Eerste Verweerder) en Wendy Anne Isaacs (Tweede Verweerder)**  
EKSEKUSIEVEILING

**2023-05-25, 10:00, by die baljukantoor te Langverwachtstraat 23, Klipdam, Kuilsrivier**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 2 November 2022, sal die ondervermelde onroerende eiendom op DONDERDAG, 25 MEI 2023 om 10:00 by die baljukantoor te Langverwachtstraat 23, Klipdam, Kuilsrivier in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R1 101 841,71, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 19736 Kuilsrivier, in die Stad Kaapstad, Afdeling Stellenbosch, Wes-Kaap Provinsie geleë Peperboomstraat 44, Rouxville, Kuilsrivier; groot 661 vierkante meter; gehou kragtens Transportakte nr T13658/2007. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 3 slaapkamers, 2 badkamers, sitkamer, TV kamer, kombuis en 2 enkel motorhuise: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgeleë moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Kuilsrivier Suid. (verw. E E Carelse; tel. 021 905 7450).

GEDATEER TE: TYGERVALLEI OP 2023-02-27

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Fax (021) 914 6600. Ref: JF/MH/A5169.

Case No: 9568/2022  
DOCEX 1, TYGERBERG

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

In the matter between: **Nedbank Limited Plaintiff and Jerome Appollis First Defendant and Liezel Michelle Appollis Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-30, 11:00, Goodwood Sheriff Office, Unit B5, Coleman Business Park, Coleman Street, Elsies River**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 30th day of May 2023 at 11:00 at Goodwood Sheriff's Office, Unit B5, Coleman Business Park, Coleman Street, Elsies River by the Sheriff of the High Court, to the highest bidder: Erf 4521 Matroosfontein, situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 275 Square Metres, held by virtue of Deed of Transfer no. T76783/2002, Street address: 5 Wolga Street, Bishop Lavis, Matroosfontein

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: Semi-attached single storey building, plastered walls, asbestos roof, carpet/tiles and cement floors, 2 bedrooms, lounge/dining room, kitchen, bathroom. Outbuilding consisting of freestanding single corrugated structured garage, corrugated walls, corrugated roof, cement floors. Vibrecrete fenced boundary.

Reserved price: The property will be sold subject to a reserve price of R350,000.00.

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

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

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

Dated at Bellville on 2023-03-27.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc., 2nd Floor Tygervally Office Park Building No 2, cnr Willie van Schoor & Old Oak Roads, Bellville. Tel: 021918 9007. Fax 0866186304. Ref: H J Crous/La/NED15/2152.

**Case No: 3958/2018**

**"AUCTION"**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR AND JOHANNES ZACHARIAS DE JAGER - EXECUTION DEBTOR**

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

**2023-05-26, 10:00, Room 109, Magistrate's Court, Bethal**

DESCRIPTION: REMAINING EXTENT OF ERF 202 NEW BETHAL EAST, REGISTRATION DIVISION I.S., MPUMALANGA PROVINCE, MEASURING 951 (NINE HUNDRED AND FIFTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER T16549/2014, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

Physical address being 24 MARK STREET, NEW BETHAL EAST.

IMPROVEMENTS - (Not guaranteed): 1 X LOUNGE, 1 X FAMILY ROOM, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, 1 X SHOWER, 2 X WC, 1 X LAUNDRY, 1 X WC.

1. The sale shall be subject to a reserve price in the amount of R100 000.00.

2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder as well as the provisions of the Consumer Protection Act 68 of 2008.

3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash or by bank guaranteed cheque 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, NO 28 VUYISILE MINI STREET, BETHAL twenty four (24) hours prior to the auction.

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

a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>). The auction will be conducted by the Sheriff, AC van Rooyen, or his deputy.

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

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

DATED AT NELSPRUIT ON 2023-03-06.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Tel: 013 752 4459. Fax 013 755 3897. Ref: C VAN WYK / FD0056.

**Case No: 14765/2020**

**"AUCTION"**

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 SYBRAND POTGIETER (1ST DEFENDANT) AND SYBRAND PLUMBERS & CONSTRUCTION CC (2ND DEFENDANT)**

**NOTICE OF SALE IN EXECUTION**

**2022-05-26, 11:00, SHERIFF TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT. 3**

This sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008 (as amended) pursuant to a Judgment obtained in the High Court Under case number 14765/2020 dated the 19TH

FEBRUARY, 2021 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R1,283,155.77 on the 26TH MAY, 2023 at 11H00 at the Sheriff Tshwane North, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT. 3.

**DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE**

ERF 634 MAGALIESKRUIN EXTENSION 12 TOWNSHIP, REGISTRATION DIVISION J R PROVINCE OF GAUTENG, MEASURING: 1347 (ONE THOUSAND THREE HUNDRED & FORTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T 48985/2017, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, KNOWN AS 2 ADELL CRESCENT, MAGALIESKRUIN

IMPROVEMENTS: MAIN DWELLING - ENTRANCE HALL LOUNGE, FAMILYROOM, DININGROOM, KITCHEN, PANTRY, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS, DRESSINGROOM, 3 GARAGES, SERVANTS QUARTERS, STOREROOM, BATHROOM/TOILET, WORKSHOP, 2 ENTERTAINMENT LOFT. 2ND DWELLING - LOUNGE, KITCHEN, BEDROOM, BATHROOM, SHOWER, TOILET, 2 CARPORTS, 3RD DWELLING - LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, TOILET, 3 CARPORTS

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

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, Tshwane North, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT. 3 during office hours.

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

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

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

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

(c) Payment of a Registration fee of R20 000,00 (refundable) in cash or bank guaranteed cheque

(d) Registration condition

(e) The Sheriff will conduct auction

Dated at PRETORIA ON 2023-05-05.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185. Fax 012 328 3043. Ref: DU PLOOY/LM/GP12533 - e-mail: [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Case No: 1851/2022  
DOCEX 178, PRETORIA**

**"AUCTION"**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF AND NTOKOZO SAKHILE CECILIA MNISI, DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-05-30, 11:00, THE SHERIFF'S OFFICE, RANDBURG WEST: UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

In pursuance of a judgment granted by this Honourable Court on 14 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 R715 000.00, by the Sheriff of the High Court RANDBURG WEST, to the highest bidder.

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

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

ERF 8681 COSMO CITY EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.Q., GAUTENG PROVINCE, MEASURING 286 (TWO HUNDRED AND EIGHTY SIX) SQUARE METRES, HELD BY DEED TRANSFER NO. T128101/2006PTA, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 22 KIEV CRESCENT, COSMO CITY EXTENSION 7, ROODEPOORT, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed): MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, TOILET, BALCONY & OUTBUILDING: GARAGE

DATED AT PRETORIA ON 2023-03-22.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: G11893/DBS/N FOORD/CEM.



Case No: 52855/2021  
DOCEX 178, PRETORIA

**"AUCTION"**  
IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)  
**IN THE MATTER BETWEEN: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., PLAINTIFF AND  
THUSO LEONARD OESI, DEFENDANT**  
NOTICE OF SALE IN EXECUTION  
**2023-05-30, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH EAST: 1281 STANZA BOPAPE STREET  
(FORMERLY KNOWN AS CHURCH STREET), HATFIELD, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 22 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 R988 527.14, by the Sheriff of the High Court PRETORIA SOUTH EAST, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 108 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS588/2018 IN THE SCHEME KNOWN AS FAIR ACRES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 53 MOOIKLOOF RIDGE EXTENSION 6 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 139 (ONE HUNDRED AND THIRTY 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. ST78278/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF MOOIKLOOF RIDGE HOME OWNERS ASSOCIATION NPC (also known as: UNIT 108, ERF 3, TYPE C, SS FAIR ACRES, MOOIKLOOF RIDGE, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed): MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, COVERED PATIO & OUTBUILDING: 2 GARAGES.

DATED AT PRETORIA ON 2023-03-23.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: S14069/DBS/N FOORD/CEM.

Case No: 48025/2021  
DOCEX 178, PRETORIA

**"AUCTION"**  
IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)  
**IN THE MATTER BETWEEN: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF AND ILYAS  
SUFU MUHAMMAD, DEFENDANT**  
NOTICE OF SALE IN EXECUTION  
**2023-05-30, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG WEST: 139 BEYERS NAUDE DRIVE,  
FRANKLIN ROOSEVELDT PARK, GAUTENG**

In pursuance of a judgment granted by this Honourable Court on 18 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 R810 000.00, by the Sheriff of the High Court JOHANNESBURG WEST, to the highest bidder.

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

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

ERF 891 CROSBY TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 575 (FIVE HUNDRED AND SEVENTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER

NO. T45772/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 101 MOIRA AVENUE, CROSBY, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed): MAIN HOUSE: LOUNGE, KITCHEN, SHOWER, TOILET, BASIN, BEDROOM & PORTION 2 OF MAIN HOUSE: KITCHEN, LOUNGE, TOILET, BATHROOM, SHOWER AND BASIN & OUTBUILDING (1): LOUNGE, 2 BEDROOMS, KITCHEN, TOILET, SHOWER AND BASIN & OUTBUILDING (2): KITCHEN, LOUNGE, 2 BEDROOMS, TOILET, SHOWER AND BASIN

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

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

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

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

DATED AT PRETORIA ON 2023-03-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: G11311/DBS/N FOORD/CEM.

**Case No: 1501/2017  
DOCEX 178, PRETORIA**

### "AUCTION"

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

**IN THE MATTER BETWEEN: ABSA BANK LIMITED, PLAINTIFF AND BONEX WAKUFWA MWAKIKUNGA,  
1ST DEFENDANT, PATRICIA MWAKIKUNGA, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH EAST: 1281 STANZA BOPAPE STREET  
(FORMERLY KNOWN AS CHURCH STREET), HATFIELD, PRETORIA**

In pursuance of judgments granted by this Honourable Court on 12 APRIL 2017 and 21 SEPTEMBER 2017, a Warrant of Execution issued on 13 NOVEMBER 2017, an Order in terms of Rule 46A(9)(a) granted on 11 SEPTEMBER 2019, and an Order in terms of Rule 46A(9)(c) granted on 7 MARCH 2022, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court PRETORIA SOUTH EAST, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 90 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS61/1980 IN THE SCHEME KNOWN AS MUCKLENEUK LANTERNS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MUCKLENEUK TOWNSHIP, LOCAL AUTHORITY: THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 58 (FIFTY EIGHT) SQUARE METRES IN EXTENT; AND

(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST35127/2008 (also known as: 223 MUCKLENEUK LANTERNS, BOURKE STREET, MUCKLENEUK, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed) 2 BEDROOMS, BATHROOM, KITCHEN, SITTING ROOM.

DATED AT PRETORIA ON 2023-03-22.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: U19634/DBS/N FOORD/CEM.

**Case No: 2824/2021  
DOCEX 52, GQEBERHA**

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

**In the matter between: Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Pieter Johannes Coetzer, Identity number: 500221 5079 08 9, 1st Defendant, Brenda Emily Coetzer, Identity number: 520601 0109 08 8, 2nd Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-26, 10:30, Magistrates Court, Pascoe Crescent, Port Alfred**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R730,000.00, to the highest bidder on 26th day of May 2023 at 10:30 at the Magistrates Court, Pascoe Crescent, Port Alfred. ERF 696 SEAFIELD IN THE AREA OF NDLAMBE MUNICIPALITY DIVISION OF BATHURST EASTERN CAPE PROVINCE, in extent 212 SQUARE METRES Situated at 6 DUNES, BEACHWOOD CRESCENT, PORT ALFRED Held under Deed of Transfer No. T4884/2005 The Conditions of Sale will be read prior to the sale and may be inspected at the Magistrates Court, Pascoe Crescent, Port Alfred. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance Hall, Lounge, Dining room, Kitchen, Scullery, 3 x Bedrooms, 1 x Bathroom, 2 x Showers, 2 x WC, 1 x Dressing room, Indoor braai, Sunroom.

Dated at Gqeberha on 2023-03-09.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc., Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha. Tel: 0413730664. Fax —. Ref: M KOEN/al/FIR152/1114.

**Case No: 1420/2022  
DOCEX 52, GQEBERHA**

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

**In the matter between: Firststrand Bank Limited, Plaintiff and S'Thembisio Blessing Khumalo, Identity Number: 880304 5832 08 5 - 1st Defendant and Thando Khumalo, Identity Number: 900809 0213 08 7 - 2nd Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-06-02, 14:00, Sheriff PE South, 2 Cotton House Building, Cnr of Albany Road & Govan Mbeki Ave, Central, Gqeberha**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 2nd day of June 2023 at 14:00 at Sheriff PE South, 2 Cotton House Building, Cnr of Albany Road & Govan Mbeki Ave, Central, Gqeberha by the Sheriff of the High Court, to the highest bidder:

A Unit consisting of SECTION NO 12 as shown and more fully described on Sectional Plan No. SS108/2019, in the scheme known as HARFIELD VILLAGE in respect of the land and building or buildings situated at FAIRVIEW in the Nelson Mandela Bay Metropolitan Municipality of which section the floor area, according to the said sectional plan, is 61 (Sixty One) Square Metres in extent;

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 ST13585/2019 and subject the such conditions as set out in the aforesaid Deed

An exclusive area described as GARDEN G12 measuring 25 (Twenty Five) Square Metres being as such part of the common property, comprising the land and the scheme known as HARFIELD VILLAGE in respect of the land and building and buildings situated at FAIRVIEW in the Nelson Mandela Bay Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS108/2019 held by Notarial Deed of Cession Number SK884/2019 and subject to such Conditions as set out in the aforesaid Notarial deed of Cession

Street address: Door 2, EUA G12 Harfield Village, 4253 Wessel Swart Street, Fairview, Port Elizabeth

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: Entrance Hall, Lounge, Kitchen, 1 x Bedroom, 1 x Shower, WC, Open Parking Bay, Enclosed Garden

Reserved price: The property will be sold subject to a reserve price of R520,924.42.

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 Sheriff Port Elizabeth South.

Dated at Gqeberha on 2023-02-08.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Gqeberha. Tel: 0219189009. Fax —. Ref: H Crous/ss/FIR73/4794.

**Case No: 6349/2017  
DOCEX 178, PRETORIA**

**"AUCTION"**

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

**IN THE MATTER BETWEEN: FIRSTSTRAND BANK LIMITED, PLAINTIFF AND ROSEMARY THANDI FAKAZI,  
DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 10:00, THE MAGISTRATE'S COURT, 10 HELY HUTCHINSON STREET, MTUNZINI**

In pursuance of a judgment granted by this Honourable Court on 14 DECEMBER 2017, 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 MELMOTH / ESHOWE / MTUNZINI / NKANDLA at THE MAGISTRATE'S COURT, 10 HELY HUTCHINSON STREET, MTUNZINI, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, MELMOTH / ESHOWE / MTUNZINI / NKANDLA: UNIT 6 DOWNING PLACE, 63 PIET RETIEF STREET, MELMOTH, 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 1921 ESIKHAWINI H, REGISTRATION DIVISION G.U., PROVINCE OF KWAZULU-NATAL, IN EXTENT 338 (THREE HUNDRED AND THIRTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T41050/2009, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS (also known as: H 1921 UMZWELILI STREET, ESIKHAWINI H, KWAZULU NATAL)

MAGISTERIAL DISTRICT: KING CETSHWAYO

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed): SINGLE STOREY WITH BRICK & PLASTERED WALLS UNDER TILED ROOF DWELLING WITH TILED FLOORS CONSISTING OF: MAIN BUILDING: KITCHEN, LOUNGE, 4 BEDROOMS, BATHROOM, TOILET & OUTBUILDING: ROOM WITH TOILET & BOUNDARY: FENCED WITH BRICK WALLING

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: Mr S Chetty, 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 the auction and Conditions of Sale may be inspected at the Sheriff's Office, Unit 6 Downing Place, 63 Piet Retief Street, Melmoth, 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.

DATED AT PRETORIA ON 2023-03-30.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: F7498/DBS/N FOORD/CEM.

**Case No: 1304/2020  
DOCEX 178, PRETORIA**

**"AUCTION"**

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

**IN THE MATTER BETWEEN: ABSA BANK LIMITED, PLAINTIFF AND IGNATIUS JOHANNES LATEGAN,  
DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 10:00, THE ACTING SHERIFF'S OFFICE, POTCHEFSTROOM: 79 PETER MOKABA STREET,  
POTCHEFSTROOM**

In pursuance of a judgment granted by this Honourable Court on 23 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 R970 000.00, by the Acting Sheriff of the High Court POTCHEFSTROOM, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, POTCHEFSTROOM: 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 1815 BAILLIE PARK EXTENSION 43 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE NORTH WEST, IN EXTENT 515 (FIVE HUNDRED AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T35/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND FURTHER SUBJECT TO THE LIMITED CONDITIONS IN FAVOUR OF COST-A-LOT NPC (also known as: UNIT 10 COST-A-LOT, WILLIE STREET, BAILLIE PARK, POTCHEFSTROOM, NORTH WEST).

MAGISTERIAL DISTRICT: TLOKWE

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed): MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, BALCONY/PATIO & OUTBUILDING: GARAGE.

DATED AT PRETORIA ON 2023-03-31.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: U23100/DBS/N FOORD/CEM.

**Case No: 13518/2018  
DOCEX 178, PRETORIA**

**"AUCTION"**

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

**IN THE MATTER BETWEEN: ABSA BANK LIMITED, PLAINTIFF AND OWEN THULANI NDLOVU,  
DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-30, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG WEST: 139 BEYERS NAUDE DRIVE,  
FRANKLIN ROOSEVELDT PARK, GAUTENG**

In pursuance of judgments granted by this Honourable Court on 27 MARCH 2018 and 10 APRIL 2019, 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 R540 000.00, by the Sheriff of the High Court JOHANNESBURG WEST, to the highest bidder.

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

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



A UNIT CONSISTING OF -

(A) SECTION NO. 25 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS96/2003, IN THE SCHEME KNOWN AS VILLA EGOLI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ORMONDE EXTENSION 28 TOWNSHIP, THE CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 73 (SEVENTY THREE) SQUARE METRES IN EXTENT; AND

(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST15677/2008 (also known as: 25 VILLA EGOLI, 45 TREFNANT ROAD, ORMONDE EXTENSION 28, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

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

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

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

DATED AT PRETORIA ON 2023-03-30.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: U4664/DBS/N FOORD/CEM.

**Case No: 704/2022  
DOCEX 1, TYGERBERG**

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

**In the matter between: Nedbank Limited Plaintiff, and Mogamat Shiraj van der Merwe First Defendant and  
Tracy Lee Harris Second Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
5 June 2015, 10:00, Office of the Sheriff, —**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 31st day of May 2023 at 09:00 at Mitchells Plain South Sheriff's Office, 48 Church Way, Strandfontein, Mitchells Plain by the Sheriff of the High Court, to the highest bidder: Erf 21950 Mitchells Plain, situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 149 Square Metres, held by virtue of Deed of Transfer no. T1413/2019, Street address: 4 Blaauberg Street, Tafelsig, Mitchells Plain, Cape Town

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: Semi-detached brick and mortar dwelling, covered under asbestos roof, floors are tiled, 2 bedrooms, kitchen, lounge, bathroom, shower and toilet. Boundary is fenced with a vibrecrete wall.

Reserved price: The property will be sold subject to a reserve price of R293,000.00.

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 Mitchell's Plain South Sheriff.

Dated at Bellville on 2023-04-11.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, 2nd Floor Tygervally Office Park Building No 2, cnr Willie van Schoor & Old Oak Roads, Bellville. Tel: 021918 9007. Fax 0866186304. Ref: H J Crous/La/NED15/2856.

**Case No: DBN/RC2126/2020  
DOCEX 178, PRETORIA**

**"AUCTION"**

IN THE MAGISTRATE'S COURT FOR IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF  
KWAZULU-NATAL, HELD AT DURBAN  
**IN THE MATTER BETWEEN: FIRSTRAND BANK LIMITED, PLAINTIFF AND SIMISO TERENCE NGCOBO,  
1ST DEFENDANT, LINDIWE SANDRAH NGCOBO, 2ND DEFENDANT**  
NOTICE OF SALE IN EXECUTION  
**2023-06-02, 10:00, THE SHERIFF'S OFFICE, INANDA AREA 1: UNIT 3, 1 COURT LANE, VERULAM**

In pursuance of a judgment granted by this Honourable Court on 18 JANUARY 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 HIGHER AND LOWER COURTS INANDA AREA 1, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGHER AND LOWER COURTS, INANDA AREA 1: 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 1285 KWAMASHU F, REGISTRATION DIVISION F.T., PROVINCE OF KWAZULU-NATAL, IN EXTENT 226 (TWO HUNDRED AND TWENTY SIX) SQUARE METRES, HELD BY DEED OF GRANT NO. TG4648/1990KZ, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS (also known as: F1285, 32 MPHEMBA STREET, ENKANYISWENI, KWASASHU F, KWAZULU-NATAL) MAGISTERIAL DISTRICT: INANDA AREA 1, VERULAM

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed): BLOCK UNDER TILE DWELLING CONSISTING OF 3 BEDROOMS WITH BUILT-IN CUPBOARDS IN ONE BEDROOM, KITCHEN, LOUNGE, DINING ROOM, BATHROOM, FULL BATHROOM (SHOWER & BATH), SEPARATE TOILET & OUTBUILDING: GRANNY FLAT WITH TOILET AND SHOWER OUTSIDE & WATER AND ELECTRICITY & TUCK SHOP IN FRONT OF BUILDING  
TAKE FURTHER NOTICE THAT:

1. The sale is a sale in execution pursuant to a judgment obtained in the above Court.
  2. The RULES OF AUCTION are available 24 hours before the auction at the offices of the Sheriff Inanda Area 1, Unit 3, 1 Court Lane, Verulam.
  3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
    - a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
    - b) FICA - legislation in respect of proof of identity and address particulars.
    - c) Refundable deposit of R10 000.00 in cash.
    - d) Registration Conditions.
- The CONDITIONS OF SALE and RULES OF AUCTION may be inspected at the Sheriff's office, Unit 3, 1 Court Lane, Verulam.
- The office of the Sheriff Inanda Area 1 will conduct the sale with auctioneer, MR. T A TEMBE.
- Advertising costs at current publication rates and sale costs according to court rules, apply.

DATED AT PRETORIA ON 2023-04-04.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: F9664/DBS/N FOORD/CEM.

**Case No: 51403/2021  
DOCEX 178, PRETORIA**

**"AUCTION"**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)  
**IN THE MATTER BETWEEN: ABSA BANK LIMITED, PLAINTIFF AND MALI ZABILON MASHININI N.O. in his official capacity as Trustee for the time being of the MATHAMBO TRUST, Registration Number: IT8785/2003 AND MOTSWIRI RUBENSTEIN MPHAHLELE N.O. in his official capacity as Trustee for the time being of the MATHAMBO TRUST, Registration Number: IT8785/2003 AND MALI ZABILON MASHININI, I.D.: 580519 5796 08 2, (Unmarried) AND MOTSWIRI RUBENSTEIN MPHAHLELE, I.D.: 481016 5680 08 1, (Unmarried), DEFENDANTS**

**NOTICE OF SALE IN EXECUTION**  
**2023-05-31, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 6 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 300 000.00, by the Sheriff of the High Court PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PRETORIA EAST: 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 188 PARADISO TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, IN EXTENT 1 652 (ONE THOUSAND SIX HUNDRED AND FIFTY TWO) SQUARE METRES, HELD UNDER DEED OF TRANSFER T163727/2007, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN AND ESPECIALLY THE CONDITION THAT THE PROPERTY MAY NOT BE TRANSFER WITHOUT THE CONSENT OF LOMBARDY HOME OWNERS ASSOCIATION NUMBER 2007/013652/08 (AN ASSOCIATION INCORPORATED UNDER SECTION 21 OF THE COMPANIES ACT, ACT 61 OF 1973) (also known as: 188 VIA FIRENZE STREET, LOMBARDY ESTATE, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed): VACANT STAND.

DATED AT PRETORIA ON 2023-04-03.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: U22300/DBS/N FOORD/CEM.

**Case No: 62042/2020**  
**DOCEX 178, PRETORIA**

**"AUCTION"**  
**IN THE HIGH COURT OF SOUTH AFRICA**  
**(GAUTENG DIVISION, PRETORIA)**  
**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF WALDO DE JAGER, DEFENDANT**  
**NOTICE OF SALE IN EXECUTION**  
**2023-06-02, 14:00, THE SHERIFF'S OFFICE, BRAKPAN: CNR 612 VOORTREKKER ROAD & PRINCE GEORGE AVENUE, BRAKPAN**

In pursuance of a judgment granted by this Honourable Court on 22 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 000 000.00, by the Sheriff of the High Court BRAKPAN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BRAKPAN: 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 206 SONNEVELD EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 705 (SEVEN HUNDRED AND FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T22595/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 206 STELLENSIG ROAD, SONNEVELD EXTENSION 7, BRAKPAN, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST

ZONING: RESIDENTIAL

IMPROVEMENTS (Not Guaranteed): MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDING: 2 GARAGES.

DATED AT PRETORIA ON 2023-04-04.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Tel: (012) 807 3366. Fax 086 206 8695. Ref: G12379/DBS/N FOORD/CEM.

Case No: 61/2022

**"AUCTION"**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 MOTSAMAI LEFTY MOKOENA, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-05-26, 09h30, SHERIFF, BOKSBURG, 182 LEEUPOORT STREET, BOKSBURG**

A Sale in Execution of the undermentioned property as per Court Orders dated the and 19TH OCTOBER, 2022 is to be held without reserve at OFFICES OF THE SHERIFF OF THE HIGH COURT, BOKSBURG at 182 LEEUPOORT STREET, BOKSBURG on 26th MAY, 2023 at 09H30

Full Conditions of Sale can be inspected at THE OFFICES OF THE SHERIFF OF THE HIGH COURT BOKSBURG 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: A UNIT CONSISTING OF

(A) SECTION NO. 18 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS184/2011 IN THE SCHEME KNOWN AS MARTHA'S VINEYARD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT RAVENSWOOD EXTENSION 27 TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA IS 132 (ONE HUNDRED AND THIRTY-TWO ) SQUARE METRES IN EXTENT; AND

(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NO. ST 2897/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED KNOWN AS SECTION 19 (UNIT 18) MARTHA'S VINEYARD, 1 TRICHARDS STREET, RAVENSWOOD EXT. 27, BOKSBURG

IMPROVEMENTS: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 TOILETS, CARPORT

Improvements: (Not Guaranteed)

The property is zoned: Residential

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, BOKSBURG, 182 LEEUPOORT STREET, BOKSBURG during office hours.

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

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

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

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

(c) Payment of a Registration fee of R15 000,00 (refundable) in EFT

(d) Registration condition

(e) The Sheriff will conduct auction

Dated at PRETORIA ON 2022-05-05.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185. Fax 012 328 3043. Ref: DU PLOOY/LM/GP11880 e-mail: [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

Case No: 867/2018P  
252, Durban**"AUCTION"**IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU-NATAL DIVISION, PIETERMARITZBURG)**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF AND NKOSINATHI MTHIMKHULU, 1ST DEFENDANT, THANDIWE MARCIA BUTHELEZI, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-05-26, 10:00, SHERIFF'S OFFICE, 211 HLOBANE STREET, VRYHEID, 3100**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 02 August 2018 and 02 November 2020 and in execution of the Writ of Execution of Immovable Property issued on the 05 November 2020, the following immovable property will be sold by the Acting Sheriff of the High Court for the district of ZULULAND 2 on FRIDAY the 26TH day of MAY 2023 at 10:00am at the SHERIFF'S OFFICE, 211 HLOBANE STREET, VRYHEID, 3100.

REMAINDER OF PORTION 1 OF ERF523 VRYHEID, REGISTRATION DIVISION HT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1427 (ONE THOUSAND FOUR HUNDRED AND TWENTY SEVEN) SQUARE METRES; HELD UNDER DEED OF TRANSFER NO. T 48730/07, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 253 UITLANDER STREET, VRYHEID and consists of:

IMPROVEMENTS: Zinc roof, tiled, double garage, maid's quarters & toilet, back glass stoop closed off, front stoop, kitchen solid oak, double oven, defy hob, open lounge, dining room, 4 bedroom, 2 bathrooms (1 with shower) (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Zululand 2 situated at 211 Hlobane Street, Vryheid, 3100 or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by the office of the Acting Sheriff for Zululand 2, and Mr T.A Mtsweni (Sheriff) the duly appointed Acting Sheriff for Zululand 2 in terms of Section 2 of the Sheriffs Act 90 of 1986 as amended or the duly appointed Deputies.

Advertising cost at current publication rate and sale cost according to Court rules apply. Registration as a buyer is a pre-requisite subject to condition, inter alia:

- a. In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>)
- b. Fica -legislation: requirement proof of ID, residential address
- c. Payment of a registration of R 300.00 in cash only
- d. Registrations close strictly 10 minutes prior to auction
- e. The 10% deposit plus auction commission is payable in cash or by way of an electronic funds transfer immediately on the fall of the hammer, immediately into the sheriff's standard bank trust account and immediately provide proof thereof to the satisfaction of the sheriff
- f. Only registered Bidders will be allowed in the Auction Room
- g. STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS.

DATED AT DURBAN ON 2023-04-13.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban. Tel: 0313011539. Fax 031 301 6895. Ref: MAT57216KZN.

Case No: 14943/2018

**"AUCTION"**

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

**In the matter between: SS HOWARD COURT (SS NO: 208/1982) - Applicant and SEEMA, MAUREEN LESIBA (Identity Number: 700423 0315 08 2) - First Respondent, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - Second Respondent**

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

**2023-05-30, 11:00, Sheriff Halfway-House Alexandra - 614 James Crescent, Halfway House**

In pursuance of judgment in the High Court for the district of Johannesburg and a Warrant of Execution dated 10 January 2023, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on 30 May 2023 at Sheriff Halfway House-Alexandra, at 614 James Crescent, Halfway House, at 11:00 to the highest bidder:

PROPERTY: UNIT 6, FLAT H6, in the scheme known as HOWARD COURT, with Scheme Number 208/1982, under title deed ST28493/2003, which is better known as UNIT 6, FLAT H6, HOWARD COURT BODY CORPORATE, 29 ST BENEDICT ROAD, GRESSWOLD, JOHANNESBURG, 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 ST28493/2003. Also known as UNIT 6, FLAT H6, HOWARD COURT BODY CORPORATE, 29 ST BENEDICT ROAD, GRESSWOLD, JOHANNESBURG.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: The property comprising of: Lounge, Dining Room, 1 Bedroom, 1 Kitchen, 1 Bathroom, 1 Toilet, 1 Bath. Property Description: Storey: Ground Floor / Attached.

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 guarantee to be furnished to the sheriff of the Court, Halfway House-Alexandra 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, Halfway House-Alexandra, 614 James Crescent, Halfway House.

Dated at Roodepoort on 2023-04-04.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763 3050. Fax 011 760 4767. Ref: HOW1/0012.



CONTINUES ON PAGE 130 OF BOOK 2

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# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 695

12

May  
Mei

2023

No. 48583

PART 2 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
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Case No: 35283/2019

**"AUCTION"**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 DICKSON TEBOGO MTSWENI, DEFENDANT**  
NOTICE OF SALE IN EXECUTION**2023-05-30, 10:00, SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, PRETORIA**

A Sale in Execution of the undermentioned property as per Court Orders dated the 24TH MARCH, 2020 and a Warrant of Execution against Immovable property is to be held without a reserve to the highest bidder at OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA SOUTH EAST AT 1281 CHURCH STREET, HATFIELD on 30TH MAY, 2023 at 10H00.

Full Conditions of Sale can be inspected at THE OFFICES OF THE SHERIFF OF THE HIGH COURT PRETORIA SOUTH EAST 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: A UNIT CONSISTING OF**

A. SECTION NO. 54 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO.SS950/2015 IN THE SCHEME KNOWN AS STONE FOREST IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 51 MOOIKLOOF RIDGE EXT. 6 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 122(ONE HUNDRED AND TWENTY TWO) SQUARE METRES IN EXTENT; AND

B. AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN HELD BY DEED OF TRANSFER NO. ST 98124/2015 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF MOOIKLOOF RIDGE HOME OWNERS ASSOCIATION NPC KNOWN AS SECTION 54 IN THE SCHEME STONE FOREST, BEING SECTION 54 (UNIT 54) STONE FOREST, 102 PLUM STREET, MOOIKLOOF RIDGE

IMPROVEMENTS: LOUNGE, DININGROOM, KITCHEN, 2 BEDROOMS, 2 BATHROOMS 2 GARAGES

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 Sheriff of the High Court, Pretoria South East, 1281 Church Street, Hatfield during office hours.

2. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain buyers card

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 Sheriff of the High court, Pretoria South East, 1281 Church Street, Hatfield, Pretoria.

DATED AT PRETORIA ON 2023-05-05.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Tel: 012 325 4185. Fax 012 328 3043. Ref: DU PLOOY/LM/GP12516- e-mail: lorraine@hsr.co.za.

Case No: 2021/3696  
589, Johannesburg**"AUCTION"**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, 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 1 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: ST6518/2012

1.2 an exclusive use area described as Parking No P31 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 SK1411/2012.

SITUATE AT: UNIT 1 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 ON 2023-04-18.

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

**Case No: D3199/2021  
4, UMHLANGA ROCKS**

**"AUCTION"**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF AND SYBIL NONTANDO THUSINI (ID No. 771020  
0247 08 5), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-05-31, 10:00, at 18 SUZUKA ROAD, WESTMEAD, PINETOWN with the reserve price of R1 100 000.00**

DESCRIPTION: ERF 11324 PINETOWN EXTENSION 94, Registration Division FT, Province of KwaZulu-Natal, in extent 1118 square metres, held by Deed of Transfer No.T10340/2018 subject to the conditions therein contained ("the mortgaged property")

SITUATE AT: 40 Blue Bell Crescent, Pinelands, Pinetown, Ext 94, KwaZulu-Natal (in the magisterial district of Pinetown)

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Double Storey House with block walls and tile roofing comprising of:-

MAIN BUILDING: 4 Bedrooms with one Ensuite and built in cupboards, 1 sink and Toilet, 1 Bathroom, Lounge, Kitchen with built in cupboards and Dining room

OUTBUILDING: Granny Flat with open plan Lounge and Kitchen, 2 Bedrooms, Bathroom, Toilet and sink, Jacuzzi, Alarm system, fenced yard and Double Garage

ZONING: Residential (not guaranteed)

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 for Pinetown at 18 Suzuka Road, Westmead, Pinetown. (Tel. 031-7013777).

Take further notice that:-

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown at 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 in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R15,000.00 in cash;
4. Registration conditions;
5. Advertising costs at current publication rates and sale costs according to court rules apply.

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

DATED AT UMHLANGA ON 2023-04-17.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, Building 5, Glass House Office Park, 309 Umhlanga Rocks Drive, La Lucia Ridge. Tel: 031 5367500. Fax 0865145099. Ref: 34M00579.

**Case No: 2022-34611**

## "AUCTION"

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: CLARENDON HEIGHTS BODY CORPORATE (SS 97/1981), PLAINTIFF AND FLETCHER, LIONAL CARY, DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-05-29, 10:00, 21 Hubert Street, Westgate, Johannesburg**

## AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA CASE NO: 2021-34611  
(GAUTENG LOCAL DIVISION) JOHANNESBURG

In the matter between: SS CLARENDON HEIGHTS BODY CORPORATE (SS NO 97/1981) PLAINTIFF AND LIONEL CARY FLETCHER (Date of Birth: 1970/06/11) FIRST DEFENDANT AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY SECOND DEFENDANT AND JOHANNESBURG CENTRAL THIRD DEFENDANT

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

29th day of MAY 2023, Sheriff JOHANNESBURG CENTRAL at 21 Hubert Street, Westgate, Johannesburg.

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg on 29th day of May 2023 at 10h00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Johannesburg Central at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements. Description: Unit 12, Door 105 in the scheme known as Clarendon Heights with Scheme Number 97/1981, under Title Deed ST 1327/1990, situated at Unit 12, Door 105, Clarendon Heights, City of Johannesburg, Gauteng Province, measuring 41 (forty-one) square metres. Held by Deed of Transfer Number ST 1327/1990. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 12, Door 105, Clarendon Heights, 6 Bruce Street, Hillbrow, Johannesburg measuring 41 (forty-one) square metres. Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall



be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Johannesburg Central at 21 Huber Street, Westgate, Johannesburg. The Sheriff Johannesburg Central will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: N ENGELBRECHT/ddp/CLAREN0015.

DATED AT MIDRAND ON 2023-05-02.

Attorneys for Plaintiff(s): DTB Attorneys, ARM Building, 3, 9 Concorde East Road, Bedfordview. Tel: 010 010 8220. Fax —. Ref: N ENGELBRECHT/ddp/CLAREN0015.

## PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS****Park Village Auctions****Optimum Overvaal Mining and Exploration (Pty) Ltd (in liquidation)****(Master's Reference: G1908/2021)**

Invitation to Submit Offers

**2023-06-30, 14:00, Portion 16 of the Farm Weltevreden 189IT; Properties owned by a subsidiary: Portion 6 of the Farm Weltevreden 189IT; RE of Portion 7 of the Farm Weltevreden 189IT; Portion 13 of the Farm Weltevreden 189IT; Portion 15 of the Farm Weltevreden 189IT; RE of Portion 2 of the Farm Buhrmansvallei 297IT**

Invitation to submit offers - exclusive sale of a coal mining right and properties:

Mining right MP10018MR, expiry July 2026:

CPR indicates circa 200m tons of coal (TTIS),

Mining right covers 5784 hectares in the Ermelo, Mpumalanga area.

Including 6 properties totalling 1564 hectares:

Portion 16 of the Farm Weltevreden 189IT

Properties owned by a subsidiary:

Portion 6 of the Farm Weltevreden 189IT

RE of Portion 7 of the Farm Weltevreden 189IT

Portion 13 of the Farm Weltevreden 189IT

Portion 15 of the Farm Weltevreden 189IT

RE of Portion 2 of the Farm Buhrmansvallei 297IT

Full data pack available on signature of NDA, data pack includes CPR, Updated Geological Modelling, Feasibility Study, DMRE approvals and Documentation, Environmental Studies and Approvals and other related information.

Offers are to be guided by a Term Sheet and submitted no later than 14:00 on 30 June, 2023

John Taylor, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 082-416-3883.  
Fax: 011-789-4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [jt@asset-disposal.co.za](mailto:jt@asset-disposal.co.za)

**Park Village Auctions****Ninam Properties (Pty) Ltd (In Liquidation)****(Master's Reference: G120/20)**

Auction Notice

**2023-05-15, 10:00, Timed On Line**

Residential Penthouse Apartment comprising lower level: open plan lounge, kitchen, dining room and guest toilet. Upper level: 3 bedrooms, 2 bathrooms. 2 Basement Parking Bays situated at Unit Number 802, Door Number 82, SS Lighthouse Mall, Chartwell Drive, Umhlanga Rocks,

Auction Registration Fee R20 000-00. 15% Deposit on the fall of the hammer and balance within 30 days of confirmation. Buyer commission applicable. 21 Day confirmation period. General Rules of the auction are available on the Park Village Web site. The Rules of the auction comply with Section 45 of the consumer protection act. Further terms and conditions apply.

Linda, Unit 10 Ferndale Mews North, Cnr Oak & Dover Road, Ferndale, Randburg. Tel: 011 789 4375.  
Fax: 011 789 4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za) Email: [lindam@parkvillage.co.za](mailto:lindam@parkvillage.co.za) Ref: 1210.

**Park Village Auctions**  
**Optimum Overvaal Mining and Exploration (Pty) Ltd (in liquidation)**  
**(Master's Reference: G1908/2021)**

Invitation to Submit Offers

**2023-06-30, 14:00, Portion 16 of the Farm Weltevreden 189IT; Properties owned by a subsidiary: Portion 6 of the Farm Weltevreden 189IT; RE of Portion 7 of the Farm Weltevreden 189IT; Portion 13 of the Farm Weltevreden 189IT; Portion 15 of the Farm Weltevreden 189IT; RE of Portion 2 of the Farm Buhrmansvallei 297IT**

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Properties owned by a subsidiary:

Portion 6 of the Farm Weltevreden 189IT

RE of Portion 7 of the Farm Weltevreden 189IT

Portion 13 of the Farm Weltevreden 189IT

Portion 15 of the Farm Weltevreden 189IT

RE of Portion 2 of the Farm Buhrmansvallei 297IT

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Fax: 011-789-4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za) Email: [t@asset-disposal.co.za](mailto:t@asset-disposal.co.za)

**Park Village Auctions**  
**Mantombazana Farms (Pty) Ltd (in business rescue)**  
**(Master's Reference: none)**

Timed Online Auction Notice

**2023-05-29, 10:00, Ptn 1 & Ptn 2 of the Farm Springbok No. 8467, GS; Re Extent of the Farm Sterkfontein No. 8501, GS Re Extent of Ptn 1 & Re Extent of Ptn 6 of the Farm Blesbok No. 863, HS; and Re Extent of Ptn 1 of the Farm Sterkfontein A No. 8772, HS (notarially tied), situated just off the N11 at the "Mendi Msimang Innovation Hub" and Farm, Dannhauser District, Newcastle, KwaZulu-Natal**

Timed online auction commencing at 10:00am on Monday 29 May, 2023

Closing at 10:00am on Friday 02 June, 2023

Portion 1 of the Farm Springbok No. 8467 - measuring 41.6401 Hectares

Portion 2 of the Farm Springbok No. 8467 - measuring 31.3930 Hectares

RE of the Farm Sterkfontein B No. 8501- measuring 384.4950 Hectares

RE of Portion 1 of the Farm Blesbok No. 8639 - measuring 110.3662 Hectares

RE of Portion 6 of the Farm Blesbok No. 8639 - measuring 186.2959 Hectares

RE of Portion 1 of the Farm Sterkfontein A No. 8772 - measuring 60.2886 Hectares

A small commercial farm concentrating on the production of maize and soya and vegetable farming with limited cattle farming as secondary produce. The farm has been improved with two (2) farm dwellings each with own outbuildings, an office / admin building, guard house, storage building, general storeroom, old dairy, two (2) open sided sheds, two (2) steel framed under Corrugated Iron roof sheeting feeding pens and a packaging warehouse.

R25 000.00 refundable registration deposit payable.

15% deposit on the fall of the hammer and balance within 30 days of confirmation.

Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za) Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)

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**Park Village Auctions**

**Duly instructed by the Financial Institution who holds a special power of attorney**

**(Master's Reference: none)**

**AUCTION NOTICE**

**2023-05-15, 11:00, Unit no 186, Block 4, Soho Junction, 4 Poplar Avenue, Broadacres Ext 45, Fourways  
(unit measuring 77 square metres)**

Sectional Title unit comprising an open plan kitchen and double volume lounge, two bedrooms and one bathroom with a sliding door from the lounge area giving access to small balcony area. A staircase from the lounge area give access to a mezzanine level study overlooking the lounge area on the lower level, allocated parking bay.

15% deposit on the fall of the hammer and balance within 30 days of confirmation.

Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za) Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)

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**Park Village Auctions**

**Mantombazana Farms (Pty) Ltd (in business rescue)**

**(Master's Reference: none)**

**Timed Online Auction Notice**

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R25 000.00 refundable registration deposit payable.

15% deposit on the fall of the hammer and balance within 30 days of confirmation.

Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za) Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)

**Park Village Auctions**  
**TEB Properties CC (In Liquidation)**  
**(Master's Reference: G681/2019)**

Timed Online Auction

**2023-05-15, 10:00, Erven Numbers: 1872, 1907, 1917 to 1938, 1949 & 1947, situated at Tshetlho Street, Mothibistat Unit 2, Kuruman, Northern Cape**

Timed online auction starting Monday 15 May, 2023 at 10:00am and closing on Friday 19 May, 2023 at 10:00am.

A large vacant stand, subdivided into twenty-six (26) individually registered stands to be developed as the residential township of Mothibistat Unit 2. The approved development plan establishing the property as Mothibistat Unit 2 comprises twenty four (24) single residential stands measuring between 330 Square Metres and 717 Square Metres with two (2) public park areas and surveyed access roads.

R10 000.00 refundable registration deposit payable.

15% deposit payable on acceptance of offer and balance within 30 days of confirmation. Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011 789 4375. Fax: 011 789 4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za) Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)

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**Park Village Auctions**  
**Mantombazana Farms (Pty) Ltd (in business rescue)**  
**(Master's Reference: none)**

Timed Online Auction Notice

**2023-05-29, 10:00, Ptn 1 & Ptn 2 of the Farm Springbok No. 8467, GS; Re Extent of the Farm Sterkfontein No. 8501, GS Re Extent of Ptn 1 & Re Extent of Ptn 6 of the Farm Blesbok No. 863, HS; and Re Extent of Ptn 1 of the Farm Sterkfontein A No. 8772, HS (notarially tied), situated just off the N11 at the "Mendi Msimang Innovation Hub" and Farm, Dannhauser District, Newcastle, KwaZulu-Natal**

Timed online auction commencing at 10:00am on Monday 29 May, 2023

Closing at 10:00am on Friday 02 June, 2023

Portion 1 of the Farm Springbok No. 8467 - measuring 41.6401 Hectares

Portion 2 of the Farm Springbok No. 8467 - measuring 31.3930 Hectares

RE of the Farm Sterkfontein B No. 8501- measuring 384.4950 Hectares

RE of Portion 1 of the Farm Blesbok No. 8639 - measuring 110.3662 Hectares

RE of Portion 6 of the Farm Blesbok No. 8639 - measuring 186.2959 Hectares

RE of Portion 1 of the Farm Sterkfontein A No. 8772 - measuring 60.2886 Hectares

A small commercial farm concentrating on the production of maize and soya and vegetable farming with limited cattle farming as secondary produce. The farm has been improved with two (2) farm dwellings each with own outbuildings, an office / admin building, guard house, storage building, general storeroom, old dairy, two (2) open sided sheds, two (2) steel framed under Corrugated Iron roof sheeting feeding pens and a packaging warehouse.

R25 000.00 refundable registration deposit payable.

15% deposit on the fall of the hammer and balance within 30 days of confirmation.

Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za) Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)



**Park Village Auctions**  
**TEB Properties CC (In Liquidation)**  
**(Master's Reference: G681/2019)**

Timed Online Auction

**2023-05-15, 10:00, Erven Numbers: 1872, 1907, 1917 to 1938, 1949 & 1947, situated at Tshetlho Street, Mothibistat Unit 2, Kuruman, Northern Cape**

Timed online auction starting Monday 15 May, 2023 at 10:00am and closing on Friday 19 May, 2023 at 10:00am.

A large vacant stand, subdivided into twenty-six (26) individually registered stands to be developed as the residential township of Mothibistat Unit 2. The approved development plan establishing the property as Mothibistat Unit 2 comprises twenty four (24) single residential stands measuring between 330 Square Metres and 717 Square Metres with two (2) public park areas and surveyed access roads.

R10 000.00 refundable registration deposit payable.

15% deposit payable on acceptance of offer and balance within 30 days of confirmation. Buyer's commission payable.

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**Park Village Auctions**

**Duly instructed by the Financial Institution who holds a special power of attorney**  
**(Master's Reference: none)**

Auction Notice

**2023-05-16, 11:00, 1 Bedford Wood Residential Complex, Cnr Riley & Van Buuren Roads, Bedfordview (measuring 226 square metres)**

A three bedroomed sectional title residential unit with double garage, staff accommodation and private garden situated in a secure residential complex.

15% deposit on the fall of the hammer and balance within 30 days of confirmation.

Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za) Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)

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**Park Village Auctions**

**Duly instructed by the Financial Institution who holds a special power of attorney**  
**(Master's Reference: none)**

AUCTION NOTICE

**2023-05-15, 11:00, Unit no 186, Block 4, Soho Junction, 4 Poplar Avenue, Broadacres Ext 45, Fourways (unit measuring 77 square metres)**

Sectional Title unit comprising an open plan kitchen and double volume lounge, two bedrooms and one bathroom with a sliding door from the lounge area giving access to small balcony area. A staircase from the lounge area give access to a mezzanine level study overlooking the lounge area on the lower level, allocated parking bay.

15% deposit on the fall of the hammer and balance within 30 days of confirmation.

Buyer's commission payable.

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**Park Village Auctions****Duly instructed by the Financial Institution who holds a special power of attorney****(Master's Reference: none)****AUCTION NOTICE****2023-05-16, 11:00, 1 Bedford Wood Residential Complex, Cnr Riley & Van Buuren Roads, Bedfordview  
(measuring 226 square metres)**

A three bedroomed sectional title residential unit with double garage, staff accommodation and private garden situated in a secure residential complex.

15% deposit on the fall of the hammer and balance within 30 days of confirmation.

Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Website: [www.parkvillage.co.za](http://www.parkvillage.co.za) Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)

**Devhula Auctioneers****Mortimer Harvey House (Pty) Ltd****(Master's Reference: G001059/2022)****AUCTION NOTICE****2023-05-25, 12:00, Online Timed Auction**

Commercial

Mortimer Harvey House (Pty) Ltd in Liquidation

Masters Ref: G001059/2022

2829 m2

Unit 2 of SS "The Brand House" (1368/2007)

RE of Ptn 2 Erf 943 Paulshof Ext 40

At: 118 Capricorn Drive, Paulshof Ext 40

ONLINE TIMED 25 May 2023 12:00

Jan 083 306 0805

Andreas Greeff, Block A, Equity Park, 257 Brooklyn Rd, Brooklyn, Pretoria, 0181. Tel: 072 118 7509.  
Web: [www.devhula.com](http://www.devhula.com). Email: [andreas@devhula.com](mailto:andreas@devhula.com). Ref: Masters Ref: G001059/2022.

**WH AUCTIONEERS PROPERTIES PTY LTD****BEDFORDVIEW CONFERENCE CENTRE CC (IN LIQUIDATION)****(Master's Reference: G579/2020)****LIQUIDATION AUCTION | LARGE COMMERCIAL BUILDING | BEDFORDVIEW****2023-05-23, 12:00, ON-SITE & ONLINE WEBCAST @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**

LARGE COMMERCIAL BUILDING – BEDFORDVIEW

MAJOR FRONTAGE ONTO R24 HIGHWAY

HIGH INCOME RENTAL POTENTIAL

POTENTIAL REDEVELOPMENT OPPORTUNITY

Combined Erf Size: 3 677m<sup>2</sup>

Auction Date: Tuesday, 23 May 2023

Auction Time: 12H00

Auction Venue: Live On-Site & Online Webcast [www.whauctions.com](http://www.whauctions.com)

Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Address: Corner Concorde E and Williams Roads Bedfordview

Contact Person: Nicholas Fernandes • 082 702 2088 • [nickf@wh.co.za](mailto:nickf@wh.co.za)

Virtual Walk Through: <https://youtu.be/heNyvVpbOWM>

Daniel Pelkowitz, 578 16th Road, Randjespark, Midrand, South Africa. Tel: 072 360 7510. Web: [www.whauctions.com](http://www.whauctions.com). Email: [danielp@wh.co.za](mailto:danielp@wh.co.za). Ref: BEDFORDVIEW CONFERENCE CENTRE CC (IN LIQUIDATION) – MASTER'S REF: G579/2020.

**WH AUCTIONEERS PROPERTIES PTY LTD**  
**DULY INSTRUCTED BY THE TRUSTEES OF THE INSOLVENT ESTATE OF MORGAN SAMUEL EVANS**  
**(Master's Reference: C289/2022)**  
INSOLVENT ESTATE AUCTION | 5 BEDROOM DOUBLE STOREY HOUSE | BIG BAY, SANDOWN ESTATE,  
CAPE TOWN  
**2023-05-09, 11:00, ONLINE WEBCAST @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**  
DULY INSTRUCTED BY THE TRUSTEES OF THE INSOLVENT ESTATE OF MORGAN SAMUEL  
EVANS CASE NO: C289/2022

5 BEDROOM DOUBLE STOREY HOUSE  
BIG BAY, SANDOWN ESTATE, CAPE TOWN  
DOUBLE GARAGE, BALCONY & POOL  
ERF SIZE: 735M<sup>2</sup>

Erf Size: 735m<sup>2</sup>  
Auction Date: Tuesday, 23 May 2023  
Auction Time: 11H00  
Auction Venue: Online Webcast [www.whauctions.com](http://www.whauctions.com)  
Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)  
Buyer's Premium: 6% (Excl. VAT) of the hammer price  
Address: Erf 569, 8 Almond Lane | Sandown Estate, Big Bay, Cape Town

Contact Person: Zain Teegler • 067 402 4549 • [zaint@wh.co.za](mailto:zaint@wh.co.za)

Virtual Walk Through: [https://youtu.be/SVrpnik\\_2Fk](https://youtu.be/SVrpnik_2Fk)

Joshua Pelkowitz, 578 16th Road, Randjespark, Midrand, South Africa. Tel: 072 536 5482. Web:  
[www.whauctions.com](http://www.whauctions.com). Email: [joshuap@wh.co.za](mailto:joshuap@wh.co.za). Ref: INSOLVENT ESTATE OF MORGAN SAMUEL EVANS  
CASE NO: C289/2022.

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**Bekker Group Auctioneers**  
**South Cape Distributors (Pty) Ltd (In Liquidation)**  
**(Master's Reference: C26/2022)**  
AUCTION NOTICE

**2023-05-18, 14:00, George Taxi Rank, Mitchell Street Entrance, George**

Duly instructed by the Liquidators, Bekker Group Auctioneers will sell the following:

Office Furniture & Automation, 4 x Scotsman Ice Machines, Freezers, Pallet Jacks, Industrial Shelving,  
Trolleys & Liquor

Contact: Fred Bekker 044 050 0018 or [fred@bekkergroup.co.za](mailto:fred@bekkergroup.co.za)  
Viewing: Monday to Thursday - 15, 16, 17 & 18 May from 10h00 to 14h00.  
Buyers Registration Fee: Refundable R3,000.00 via EFT and FICA  
Terms & Conditions Apply.  
Details subject to change without prior notice.

Fred Bekker, 20 Pioneer Street, Pacaltsdorp Industria, George. Tel: 0440500018. Web:  
[www.bekkergroup.co.za](http://www.bekkergroup.co.za). Email: [fred@bekkergroup.co.za](mailto:fred@bekkergroup.co.za). Ref: SCD.

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**Van's Auctioneers Gauteng**  
**Estate Late AJ Bosch and related Entities & Business Rescue: Fed Farms Agripark (Pty) Ltd**  
**(Master's Reference: 26498/2021)**  
TENDER! ± 180 HA'S OF VALUABLE COMMERCIAL, DEVELOPMENT AND AGRICULTURAL PROPERTIES,  
IN FAST GROWING JOHANNESBURG SOUTH  
**2023-05-18, 12:00, ENDERS TO BE HANDED IN AND OPENED AT: THE OFFICES OF VAN'S**  
**AUCTIONEERS, 36 GEMSBOK STREET, KOEDOESPOORT INDUSTRIAL, PRETORIA**  
PROPERTIES TO BE OFFERED INDIVIDUALLY AND COMBINED FOR TENDER  
OFFERED AS ONE LOT: PTN 217, PTN 4 (Re) & PTN 98 OF FARM OLIFANTSVLEI 327 &  
HOLDINGS PTNS 8 (Re) & 11 WINFORD AGRICULTURAL HOLDINGS

Jointly measuring: ± 61 ha

(Individually:  $\pm 31$  ha;  $\pm 2$  ha;  $\pm 24$  ha;  $\pm 1,6$  ha;  $\pm 2,3$  ha)  
 Joint land distribution: Buildings/roads:  $\pm 26,8$  ha; equipped land:  $\pm 14,34$  ha; recycling plant:  $\pm 1,2$  ha;  
 house & workshop:  $\pm 3,37$  ha; tunnels:  $\pm 6,64$  ha; dam and natural grazing:  $\pm 3,28$  ha; small holdings:  $\pm 1,6$  ha &  
 $\pm 2,3$  ha.

Improvements: ( $\pm 37\,463$  m<sup>2</sup>)  
 Retail section (Supermarket) plus offices ( $7\,680$  m<sup>2</sup>); 5 separate buildings ( $9\,024$  m<sup>2</sup>)  
 Lapa; warehouse; training building & packing store (building in progress).  
 Shed for fodder ( $2\,000$  m<sup>2</sup>); covered roof for cattle ( $10\,000$  m<sup>2</sup>);  $5 \times 10 \times 25$  m shaded areas & large net  
 shaded area ( $6900$  m<sup>2</sup>).

House & flatlet; lapa; garages & workshop; 2 old houses & a further 5 houses & outbuildings  
 Broiler house for chickens.  
 Water licence on Portion 98:  
 Borehole for irrigation (Still to be verified),  $100,000$  m<sup>3</sup> per year.  
 Water & electricity: 2 x water cleaning plants & 2 big soil dams. Eskom power  
 Tunnels:  $12 \times 35 \times 10$  m rib tunnels;  $6 \times 40 \times 10$  m rib tunnels;  $18 \times 10 \times 35$  m rib tunnels;  $18 \times 10 \times 35$  m  
 rib tunnels

ADJACENT PROPERTIES: OFFERED INDIVIDUALLY AND COMBINED  
 PORTIONS 17 (Re), 132 (Re) & 133 OF FARM ALEWYNSPOORT 145 (Individual details available)  
 Jointly Measuring:  $\pm 44,8$  ha  
 (Individually measuring:  $\pm 2,4$  ha;  $\pm 21$  ha &  $\pm 21,4$  ha)  
 Joint land Distribution: Equipped land:  $\pm 20,2$  ha; Building/ roads:  $2,6$  ha; natural grazing:  $\pm 19,2$  ha;  
 waste land:  $\pm 2,5$  ha

Improvements: Two pig sty's ( $2\,400$  m<sup>2</sup>) & large shed ( $1\,000$  m<sup>2</sup>) on Ptn 132 & a house on Ptn 133  
 ( $150$  m<sup>2</sup>)  
 Water licence (Ptn 133), water & electricity on Alewynspoort:  
 $151\,278$  m<sup>3</sup>/year is allowed, adequate water for  $20,1704$  ha of land. Water cleaning plant & big soil dam.  
 Eskom Power.

ADJACENT PROPERTIES: OFFERED INDIVIDUALLY AND COMBINED  
 PORTIONS 73; 80, 81, 83, 84, 124, 125, & 126 OF FARM BRONKHORSTFONTEIN 329  
 Jointly Measuring:  $\pm 73$  ha  
 (Individually measuring:  $\pm 10,5$  ha;  $\pm 9,2$  ha;  $\pm 8,8$  ha;  $\pm 9$  ha;  $\pm 8,6$  ha;  $\pm 8,7$  ha;  $\pm 8,7$  ha &  $\pm 9,4$  ha)  
 Land distribution & improvements:  
 Ptn 73: Road and wasteland:  $\pm 2,6$  ha; dryland:  $\pm 4,91$  ha; equipped land:  $\pm 2,96$  ha  
 Improvements: pig sty ( $\pm 1050$  m<sup>2</sup>)  
 Ptn 80: Equipped land:  $\pm 9,167$  ha; irrigation land:  $\pm 9,167$  ha.  
 Ptn 81: Equipped land:  $\pm 8,8$  ha; Irrigation land:  $1,4730$  ha allowed  
 Ptn 83: Natural grazing  $\pm 9,0452$  ha. Ptn 84: Natural grazing:  $\pm 8,6667$  ha  
 Ptn 124: Homestead:  $0,2$  ha; natural grazing:  $\pm 3,5$  ha & almond trees:  $\pm 5,05$  ha. Improvements: house  
 ( $\pm 260$  m<sup>2</sup>)  
 Ptn 125: Homestead:  $0,3$  ha; natural grazing:  $\pm 4,1$  ha; almond trees:  $\pm 0,87$  ha; equipped land:  $\pm 3,4$  ha  
 & irrigation land for trees. Improvements: house ( $\pm 350$  m<sup>2</sup>)  
 Ptn 126: Homestead:  $\pm 0,72$  ha; natural grazing:  $\pm 5,2$  ha; equipped land:  $\pm 3,4$  ha and irrigation land  
 allowed. Improvements: 2 houses ( $120$  m<sup>2</sup> &  $220$  m<sup>2</sup>)

Water licence, water & electricity on Ptn 80 & 81 Bronkhorstfontein 329:  
 Ptn 80 a total of  $82\,800$  m<sup>3</sup>/year is allowed, adequate water for  $16,56$  ha of land  
 Ptn 81:  $81\,696$  m<sup>3</sup>/year is allowed. Eskom Power.  
 PORTION 203 OF FARM OLIFANTSVLEI 327, REGISTRATION DIVISION IQ, GAUTENG PROVINCE,  
 203 MAIN SERVICE ROAD. Measuring:  $\pm 1,1$  ha.

10 deposit & commission plus Vat. Buyers must register and furnish FICA documentation to participate  
 in Tender.

Regulations of the Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za). Right reserved to add, combine  
 and remove items.

Tender Documentation will be available on our website or at 36 Gembok Street, Koedoespoort,  
 Pretoria.

Mariska, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267.  
 Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za). Ref: Mariska.

**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

**2023-05-23, 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. Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za). Ref: Mariska.

**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 m<sup>2</sup>)

Outbuildings (± 70 m<sup>2</sup>):

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. Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za). Ref: Mariska.

**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

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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,

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**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. Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za). Ref: Mariska.

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**BSL SERVICES**

**Charles West Designs (Pty) Ltd (I/L): T341/2020**

**(Master's Reference-)**

**AUCTION NOTICE**

**2023-05-12, 08:00, Plot 164, Sefako Makgatho Dr, Kameeldrift East, Pretoria**

Online auction from 12 - 16 May 2023 of machinery & equipment, exhaust mufflers, tow bar frames, nudge bars, bull bars, band saw, compressors, various welders, truck spares, Iveco Trakker 440 horse, CIMC side tipper interlink trailers, vehicles & much more!! Visit the website: [www.bidderschoice.co.za](http://www.bidderschoice.co.za) for more info. Reg. Fee.R10 000.00 10% Com + VAT applicable.

A Du Toit, Plot 164, Sefako Makgatho Dr, Kameeldrift East, Pretoria. Tel: 079 877 7998. Fax: 0865564233. Web: -. Email: [bslservice.moveables@gmail.com](mailto:bslservice.moveables@gmail.com). Ref: -

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**Bidders Choice (Pty) Ltd**

**ISPAFRIKA (PTY) LTD (IN LIQUIDATION)-MASTER'S NUMBER: C319/2022**

**(Master's Reference: C000319/2022)**

Liquidation Online Auction: COMMUNICATION & INTERNET CONNECTIVITY EQUIPMENT

**2023-05-19, 08:00, Online @ [www.bidderschoice.co.za](http://www.bidderschoice.co.za) (click on BIDDERSONLINE TAB and register as a bidder)**

BIDS OPEN: 19 MAY 2023, 08:00AM

BIDS CLOSE: 23 MAY 2023, FROM 11:00AM

VIEWING: 22 MAY 2023 (10:00 - 14:00)

10 % Buyers Commission plus Vat payable

Terms & Conditions: R 5 000 registration fee payable, FICA documents to register

BIDDERS CHOICE - 0861 44 42 42, Corner of Atterbury Road & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria. Tel: 0861 44 42 42. Web: [www.bidderschoice.co.za](http://www.bidderschoice.co.za). Email: [info@bidderschoice.co.za](mailto:info@bidderschoice.co.za). Ref: ISPAFRIKA (PTY) LTD (IN LIQUIDATION) C319/2022.

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**Bidders Choice (Pty) Ltd**

**ISPAFRIKA (PTY) LTD (IN LIQUIDATION)-MASTER'S NUMBER: C319/2022**

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**Park Village Auctions**  
**Duly instructed by the Financial Institution who holds a special power of attorney**  
**(Master's Reference-)**  
**AUCTION NOTICE**

**2023-05-16, 11:00, 1 Bedford Wood Residential Complex, Cnr Riley & Van Buuren Roads, Bedfordview**  
**(measuring 226 square metres)**

A three bedroomed sectional title residential unit with double garage, staff accommodation and private garden situated in a secure residential complex.

15% deposit on the fall of the hammer and balance within 30 days of confirmation.  
Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Vans Auctioneers**  
**In Liquidation: Mukhawana & Mukhawana Supply and Logistics (Pty) Ltd**  
**(Master's Reference: T893/2018)**

**LOCATION!! LOCATION!! GUESTHOUSE / OFFICES, JUSTICE MAHOMED STREET, BROOKLYN -**  
**PRETORIA !!**

**2023-05-24, 12:00, Vans Auctioneers Online Bidding Platform - [www.vansauctions.co.za](http://www.vansauctions.co.za)**

**AUCTION OF: 943 JUSTICE MAHOMED STREET, BROOKLYN, PRETORIA**

**Measuring: ± 1 448 m<sup>2</sup>**

**Improvements:**

**7 en-suite bedrooms, Reception/office, Dining room, Kitchen, Guest bathroom/toilet, Laundry.**

**Zoning: Special (e.g. for Guesthouse)**

**Auctioneer's note:**

**Potential to further develop and expand the guesthouse. Perfect for embassies & businesses.**

**Vacant occupation not guaranteed.**

**R100,000 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: Martin Pretorius**

**Chanél Tame, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Web: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za). Email: [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za). Ref: Chanel.**







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