



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 696

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No. 48782

**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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**IMPORTANT NOTICE:**

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

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

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

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

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

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

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

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

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

**COMMENCEMENT: 1 APRIL 2018**

(LEGAL NOTICES FROM SOURCES OTHER THAN GOVERNMENT DEPARTMENTS)

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.
2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website [www.gpwonline.co.za](http://www.gpwonline.co.za)

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

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

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

### GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### EXTRAORDINARY GAZETTES

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

### NOTICE SUBMISSION PROCESS

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### QUOTATIONS

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

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

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

#### Physical Address:

**Government Printing Works**  
149 Bosman Street  
Pretoria

#### Postal Address:

Private Bag X85  
Pretoria  
0001

#### GPW Banking Details:

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

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

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

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

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

**Tel:** 012-748 6200

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

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

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

**Fax:** 012-323-9574

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

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: 5789/2019

Docex: 7, PORT ELIZABETH

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

In the matter between: **SB GUARANTEE COMPANY (RF) PROPRIETARY LTD**, Plaintiff and **THASITHA TECHNOLOGIES CC**, First Defendant, **BAPHASE STEPHEN MASITA**, Second Defendant and **REFILWE MASITA**, Third Defendant

### NOTICE OF SALE IN EXECUTION

**2023-06-28, 11:00, SHERIFF WELKOM, 366 STATEWAY DOORN WELKOM**

In pursuance of a judgment dated 27 OCTOBER 2020 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Welkom, being Clayton Peter Brown on WEDNESDAY, 28 JUNE 2023 at 11:00 at 366 STATEWAY, WELKOM by public auction:

Erf 6910 Welkom Extension 10, District Welkom, Province Free state in extent 1821 (One Thousand Eight Hundred and Twenty-One) square metres Held by Deed of Transfer T674/2018 subject to such conditions as set out in the aforesaid Title Deed which property is situated at 271 Stateway, Welkom Ext 10 Matjhabeng in the Lejweleputswa Magisterial district.

Description of Property: Lounge, Dining Room, 5 Bedrooms, Tv Room, Kitchen, 2 Bathrooms, Study, sink Roof. The description of the property is not guaranteed or warranted.

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

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

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

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R10,000.00 in cash or eft.
- d) Registration Condition.

Dated at GQEBERHA, 2023-06-08.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027216. Fax: 0415852239. Attorney Ref: REATILE SEMANE. Attorney Acct: STA269/0482.

Case No: 58623/2022

Docex: 7, PORT ELIZABETH

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

In the matter between: **SB GUARANTEE COMPANY (RF) PROPRIETARY LTD**, Plaintiff and **MICHAEL CRAIGE VAN SCHALKWYK**, Defendant

### NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, Randburg South West, Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

In pursuance of a judgment dated 5 September 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff K I Mphahlele, or the Deputy on duty, at the office of Sheriff Randburg South West, Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall on Thursday 29 June 2023 at 11H00, by public auction and with a reserve in the amount of R2,015,173.75:

ERF 518 NORTHWOLD EXTENSION 15 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 3155 (THREE THOUSAND ONE HUNDRED AND FIFTY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T17185/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED, situated at 4 ANGUS PLACE EXT 15, NORTHWOLD.

Zoning: Residential

Improvements: Main building consisting of a Lounge, Kitchen, 4 Bedrooms, 3 Bathrooms, Dining Room, Laundry, Study, Water Closet, an entrance hall and an Outbuilding with a Bedroom, Bathroom, Living room, Kitchen and Double Garage and Swimming pool. The description of the property is not guaranteed or warranted.

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

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

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

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R15,000.00 in cash
- d) Registration Condition.

Dated at GQEBERHA, 2023-06-07.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/0777.

**Case No: 26028/2019**

**Docex: Docex 262, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and MANENZHE, M E, Defendant**

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

**2023-06-30, 10:00, Sheriff of the High Court, Vanderbijlpark at Cnr Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark**

Certain: Erf 132, Vanderbijlpark South East No.6; Registration Division: I.Q.; Situated at 37 Andries Potgieter Boulevard, Vanderbijlpark South East No. 6, measuring 737 square metres; Zoned: Residential; Held under Deed of Transfer No. T34014/2012.

Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed)  
Vacant Stand

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

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Vanderbijlpark at Cnr Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark.

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

- A) Directive of the Consumer Protection Act 68 of 2008.  
URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R10 000.00 in cash.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Vanderbijlpark at Cnr Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-05-29.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Telephone: 011 628 9300. Attorney Ref: W Hodges/RN5425.

**Case No: 11449/2019**

**Docex: Docex 262, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and MALEBYE, MOKGOMOTSI PETER, Defendant**

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

**2023-06-27, 10:00, Sheriff of the High Court, Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg**

A unit consisting of Section No. 69 as shown as more fully described on Sectional Plan No. SS350/2007 in the scheme known as Meredale Heights in respect of land and buildings situate at Meredale Extension 24 in the Local Authority of City Of Johannesburg; and an undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan apportioned to the Mortgaged Section in accordance with the participation quota of the Mortgaged Section, situated at Section 69 Door Number 69, Meredale Heights Thomas Street, Meredale Extension 24; measuring 59 square metres, Zoned: Residential, Held By The Defendant Under Deed Of Transfer Number ST71965/2007. Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 2 Bedrooms, 1 Bathroom, Lounge, Kitchen, 1 Toilet, Carport, Swimming pool in Complex. The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg. The Sheriff Johannesburg South will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 by EFT prior to the sale.. D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-05-29

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Telephone: 011 628 9300. Attorney Ref: W Hodges/RN5322.

**Case No: 2023-05-29**

**Docex: Docex 262, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and MALEBYE, MOKGOMOTSI PETER, Defendant**

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

**2023-06-27, 10:00, Sheriff of the High Court, Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg**

A unit consisting of Section No. 69 as shown as more fully described on Sectional Plan No. SS350/2007 in the scheme known as Meredale Heights in respect of land and buildings situate at Meredale Extension 24 in the Local Authority of City Of Johannesburg; and an undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan apportioned to the Mortgaged Section in accordance with the participation quota of the Mortgaged Section, situated at Section 69 Door Number 69, Meredale Heights Thomas Street, Meredale Extension 24; measuring 59 square metres, Zoned: Residential, Held By The Defendant Under Deed Of Transfer Number ST71965/2007. Improvements: (The nature, extent, condition

and existence of the improvements are not guaranteed) 2 Bedrooms, 1 Bathroom, Lounge, Kitchen, 1 Toilet, Carport, Swimming pool in Complex. The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg. The Sheriff Johannesburg South will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 by EFT prior to the sale.. D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-05-29.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Telephone: 011 628 9300. Attorney Ref: W Hodges/RN5322.

**Case No: 1597/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and PATRICK BABILI LUKHELE - EXECUTION DEBTOR**

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

**2023-07-05, 10:00, The Sheriff's Office, 25 Pringle Street, Secunda**

DESCRIPTION:

ERF 411, SECUNDA TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 783 (SEVEN HUNDRED AND EIGHTY THREE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T8896/07 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 8 LEIPOLDT STREET, SECUNDA.

Main dwelling - residential home: 1 X ENTRANCE HALL / 1 X LOUNGE / 1 X DINING ROOM / 1 X KITCHEN / 1 X SCULLERY / 3 X BEDROOM / 2 X BATHROOM / 2 X WC / 1 X OUT GARAGE / 1 X WC - Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R800 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 25 PRINGLE STREET, SECUNDA. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2023-05-03.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FL0071.

**Case No: 74000/2019****Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Malesela William Thubakgale, First Judgment Debtor and Sello Asaph Thubakgale, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-07-03, 11:00, Pursuant to a judgment obtained, a sale in execution will be held with a reserve price of at least R780 000.00, by the SHERIFF CENTURION WEST and take place at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

## PROPERTY DESCRIPTION

A unit consisting of:-

(a) Section No. 16 as shown and more fully described on the Sectional Plan No SS441/2018, in the scheme known as THE HUDSON AT AMBERFIELD CITY in respect of the land and building or buildings situate at ERF 4832 ROOIHUISKRAAL NORTH EXTENSION 46 TOWNSHIP; LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan, is 143 (ONE HUNDRED AND FORTY THREE) square meters in extent; and

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

Held by Deed of Transfer No ST75928/2018

STREET ADDRESS: UNIT 16 THE HUDSON AT AMBERFIELD CITY COMPLEX, AMAPONDO STREET, ROOIHUISKRAAL NORTH EXT 46, CENTURION, PRETORIA, GAUTENG PROVINCE, situated within the (PRETORIA) TSHWANE MAGISTERIAL DISTRICT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

Unit situated in a complex known as the hudson at amberfield city. The complex is constructed of brick with a tile roof and the unit consists of a lounge, dining room, kitchen, 3 bedrooms, 1 bathroom, 2 showers, 2 toilets, 1 dressing room, 2 garages and a covered patio

Zoned for residential purposes

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

Dated at Pretoria, 2023-06-07.

Attorneys for Plaintiff(s): PDR Attorneys Incorporated (Established in 2004 as Petzer, Du Toit and Ramulifho), Corner Stanza Bopape and Richard Street, Hatfield, Pretoria. Telephone: (012) 342-9895. Fax: (012) 342-9790. Attorney Ref: LJVR / MAT11477.

**Case No: 15942/2022****Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Nontobeko Amanda Hlatshwayo, First Judgment Debtor and Eugene Nhlanhla Thekiso, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, Pursuant to a judgment obtained, a sale in execution will be held with a reserve price of at least R750 000.00, by the Sheriff Tshwane North at 3 Vos & Brodrick Avenue, The Orchards Ext 3, Pretoria**

PROPERTY DESCRIPTION: ERF 3746 DOORNPOORT EXTENSION 34 TOWNSHIP, REGISTRATION DIVISION J.R., GAUTENG PROVINCE

MEASURING: 500 SQUARE METRES

HELD BY DEED OF TRANSFER NO T1724/2017

STREET ADDRESS: 181 VLAS STREET, DOORNPOORT EXTENSION 34, PRETORIA, GAUTENG PROVINCE, SITUATED WITHIN THE TSHWANE NORTH (WONDERBOOM) MAGISTERIAL DISTRICT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

DWELLING CONSTRUCTED OF BRICK WITH A TILE ROOF CONSISTING OF AN ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, PANTRY, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 2 TOILETS, 2 GARAGES, 4 CARPORTS AND A SWIMMING POOL

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, 2023-06-07.

Attorneys for Plaintiff(s): PDR Attorneys Incorporated (Established in 2004 as Petzer, Du Toit and Ramulifho), Corner Stanza Bopape and Richard Street, Hatfield, Pretoria. Telephone: (012) 342-9895. Fax: (012) 342-9790. Attorney Ref: LJVR / MAT11932.

**Case No: 2021/55406**

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

**In the matter between: LIEBERSTEIN BODY CORPORATE - Judgment Creditor and DELMONICO ANTONIO FRAY - 1st Judgment Debtor, DENISE FRAY - 2nd Judgment Debtor, NEDBANK LIMITED - 3rd Judgment Debtor and CITY OF EKURHULENI METROPOLITAN MUNICIPALITY - 4th Judgment Debtor**

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

**2023-07-06, 10:00, Sheriff Kemptonpark & Tembisa, located at 5 Anemoon Street, Glen Marais Ext.1**

In PURSUANCE of judgment in the Kempton Park Magistrate's Court and a Writ of Attachment dated 25th November 2022, the property listed below will be sold in execution by the Sheriff Kempton Park & Tembisa, on the 6th day of July 2023 at the Sheriff's office at 5 Anemoon Street, Glen Marais Ext.1, at 10:00.

**PROPERTY:**

1. UNIT 24, in the scheme known as SS LIEBERSTEIN, WITH SCHEME NUMBER 72/1986, under Title Deed ST 40089/2013, which is better known as UNIT 24, LIEBERSTEIN, CNR FORTRESS & MOSQUITO RD, RHODESFIELD KEMPTON PARK 1619 in the City of Ekurhuleni Metropolitan Municipality of which section the floor area, according to the sectional plan 109 (One Hundred and Nine square meters) sqm. in extent; and

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

3. Held by Deed of Transfer ST 40089/2013

ALSO KNOWN AS: UNIT 24, LIEBERSTEIN, CNR FORTRESS & MOSQUITO RD, RHODESFIELD KEMPTON PARK 1619.

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

The property comprising of:

2 bedrooms, bathroom, TV/Living room, kitchen, dining room & lounge.

**THE CONDITIONS OF SALE**

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

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

Dated at Roodepoort, 2023-05-03.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: LIE5/0001.

Case No: 21109/2021

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

**In the matter between: Nedbank Ltd, Plaintiff and Fanus Fredericks, First Defendant and Jessica Jasmyn September, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, Sheriff Paarl, Sheriffs Storage, Unit 12 Anterama Park, Borssenberg Street, Daljosafat, Paarl**

The following property will be sold in execution by PUBLIC AUCTION held at SHERIFF PAARL, SHERIFFS STORAGE, UNIT 12 ANTERAMA PARK, BORSSENBERG STREET, DALJOSAFAT, PAARL to the highest bidder with a court reserve of R600 000,00 on THURSDAY, 29TH JUNE 2023 at 10H00:

ERF 34980 PAARL

IN EXTENT 148 (ONE HUNDRED AND FORTY EIGHT) Square metres

HELD BY DEED OF TRANSFER T13972/2020

Situate at 18 KANFER STREET, MOUNTAIN RIDGE, PAARL

CONDITIONS OF SALE

1. The full and complete conditions of sale will be read immediately before the sale and will lie for inspection at the offices of the Sheriff. 2. The following information is furnished but not guaranteed: BRICK HOUSE WITH TILED ROOF, 2 BEDROOMS WITHOUT FITTED CLOSETS, BATHROOM, LOUNGE, SMALL KITCHENETTE. 3. The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or electronic transfer on the day of the sale. The balance including interest shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff 21 days after the sale. 4. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Defendants for monies owing to the Plaintiff. 5. The Auction will be conducted by the Sheriff Paarl or his Deputy Sheriff. 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: Direction of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/downloadFileAction?=-9996>) 1) Rules of the auction and conditions of sale may be inspected at the Sheriff's office (Unit 12 Anterama Park, Borssenberg Street, Daljosafat, Paarl), 24 hours prior to the auction. All bidders are required to present their Identity Document together with proof of residence for FICA compliance. 6. All bidders are required to pay R10 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 7. The property may be taken possession of after signature of the conditions of the sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale.

Dated at CLAREMONT, 2023-03-16.

Attorneys for Plaintiff(s): STBB Attorneys, Buchanan's Chambers, 2nd Floor, Cnr Warwick / Pearce Roads, Claremont. Telephone: 021-6734700. Attorney Ref: D JARDINE/WACH7946.

Case No: 13203/2018

Docex: (021)683-3553

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

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and Donovan Petersen, First Defendant and Hendricka Janine Petersen, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-04, 10:00, At the Sheriff's office, 23 Lanverwacht Road, Klipdam, Kuils River**

In pursuance of a judgment granted on the 17 March 2020 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 4 July 2023 at 10:00, by the Sheriff of the High Court Wynberg East, at the Sheriff's office, 23 Langverwacht Road, Klipdam, Kuils River to the highest bidder subject to a reserve of R530 000.00 (five hundred and thirty thousand rand)

Description: Erf 14107 Kuils River, in the City of Cape Town, Stellenbosch Division, Western Cape Province

In extent: 220 (two hundred and twenty) square metres

Held by: Deed of Transfer no. T42337/2005

Address: Known as 8 Aureole Crescent, Highbury Park, Kuils River

Zoned: Residential

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

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

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

1.2 FICA legislation requirements : proof of ID and residential address

1.3 Payment of registration of R15 000.00 cash (refundable)

1.4 Registration conditions

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

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

4. The following improvements are stated but not guaranteed : two (2) bedrooms, lounge, kitchen, bathroom, single garage

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

6. The Purchase shall immediately on demand by the Sheriff, pay the sheriff's commission as follows : 6% on the first R100 000.00 of the proceeds of the sale; 3.5% on R100 001.00 to R400 000.00; and 1.5% on the balance of the proceeds of the Sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the Sheriff's bank charges and after expenses incurred in paying the proceeds into his or her Trust Account), which Commission shall be paid by the Purchaser.

6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Kuils River South - 021 905 7450.

Dated at Claremont, 2023-06-06.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town. Email: [dvanlelyveld@dkvg.co.za](mailto:dvanlelyveld@dkvg.co.za). Telephone: (021)683-3553. Fax: (021)671-3829. Attorney Ref: DEB11493/dvl.

**Case No: 26440/2022**

**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Plaintiff and Bongiwe Ludidi, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-02-28, 10:00, Pursuant to a judgement obtained, a sale in execution will be held, with a reserve price of at least R1 300 000.00, by the Sheriff Pretoria South-East at 1281 Church Street, Hatfield, Pretoria**

**PROPERTY DESCRIPTION**

A unit consisting of:-

(a) Section No. 1 as shown and more fully described on the Sectional Plan No SS224/2004, in the scheme known as MP 6950 in respect of the land and building or buildings situate at ERF 6950 MORELETAPARK EXTENSION 60 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 260 (TWO HUNDRED AND SIXTY) square metres in extent; and

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

Held by Deed of Transfer No ST18465/2010

STREET ADDRESS: UNIT 1B MP 6950 COMPLEX, MEADOWRIDGE ESTATE, TIMBAVATI ROAD, MORELETAPARK EXT 60, PRETORIA, GAUTENG also known as 1B LONDOLOZI STREET, MEADOW RIDGE ESTATE, MORELETAPARK EXT 60, PRETORIA, GAUTENG situated within the PRETORIA (TSHWANE) MAGISTERIAL DISTRICT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

DOUBLE STOREY DUET CONSTRUCTED OF BRICK WITH A TILE ROOF CONSISTING OF AN ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, PANTRY, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS, 2 GARAGES AND A SWIMMING POOL

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Sheriff Pretoria South East at 1281 CHURCH STREET, HATFIELD, PRETORIA, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-02-06.

Attorneys for Plaintiff(s): PDR Attorneys Incorporated (Established in 2004 as Petzer, Du Toit and Ramulifho), Corner Stanza Bopape and Richard Street, Hatfield, Pretoria. Telephone: (012) 342-9895. Fax: (012) 342-9790. Attorney Ref: JJ STRAUSS / MAT12449.

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**Case No: 56273/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), Plaintiff and MPONO NTHABISENG SKOSANA (IDENTITY NUMBER: 831004 0635 08 3), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, At the Sheriff of the High Court, Sheriff Tshwane North at No. 3 Vos & Brodrick Avenue, The Orchards Extension 3**

In pursuance of a judgment and warrant granted on 26 February 2020 and 11 March 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 June 2023 at 11:00 by the Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3 to the highest bidder:- CERTAIN: ERF 388 SOSHANGUVE-UU TOWNSHIP SITUATED: STAND NO. 388, SOSHANGUVE-UU MAGISTERIAL DISTRICT: TSHWANE NORTH REGISTRATION DIVISION: J.R., THE PROVINCE OF GAUTENG MEASURING: 360 (THREE HUNDRED AND SIXTY) 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, 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED), (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 1 February 2022 and prepared by a Professional Associated Valuer: Brian Leslie Butler. The Valuer could not gain access to the property when the valuation was conducted and the inventory compiled. As per the Valuation Report, the property is occupied by unknown occupants.). HELD by the DEFENDANT, MPONO NTHABISENG SKOSANA (IDENTITY NUMBER: 831004 0635 08 3), under her name under Deed of Transfer No. T82163/2010. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/EJ/IB000539, 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 2023-06-02.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, Postnet Suite 255. Telephone: (012) 817 4727. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB000539.

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**Case No: 16804/2022**

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 KHANYISILE ZONDO (IDENTITY NUMBER: 711113 0510 08 2), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-05, 09:00, Acting Sheriff of the High Court, Sheriff Bo Khumalo / Ke Meso at No 5 2nd Avenue, Corner of Station Road, Armadale (known as viking)**

In pursuance of a judgment and warrant granted on 8 July 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 5 July 2023

at 09:00 by the Acting Sheriff of the High Court, Sheriff Bo Khumalo / Ke Meso at No 5 2nd Avenue, Corner of Station Road, Armadale (known as viking) to the highest bidder:- CERTAIN: ERF 1013 MOFOLO NORTH TOWNSHIP, SITUATED: 34 FUNANI STREET, MOFOLO NORTH, 1852, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 317 (THREE HUNDRED AND SEVENTEEN) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN DWELLING: 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 2 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED), OUTBUILDING: 1 X GARAGE (ESTIMATED), FLATLET: 1 X BEDROOM (ESTIMATED), 1 X BATHROOM (ESTIMATED), OTHER: WALLS (EXTERIOR): FACEBRICK, WALLS (INTERIOR): PLASTER, ROOF COVERING: ASBESTOS. (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 dated 8 June 2022. The valuer was unable to gain access to the property when the valuation was conducted, and the inventory compiled.) HELD by the DEFENDANT KHANYISILE ZONDO, with Identity Number: 711113 0510 08 2 under his name under Deed of Transfer No. T50461/2007. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za. REF. SZ/EJ/IB002207, 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 2023-06-02

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Ave, Faerie Glen, PTA. Tel: (012) 492 5617, Fax: 086 664 1624.. Telephone: (012) 817-4727. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB002207.

**Case No: 14943/2022**

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 MAX PHELANI KHOBANI (IDENTITY NUMBER: 630509 5419 08 8) and AZWINDINI ASNATH KHOBANI (IDENTITY NUMBER: 730129 0789 08 5), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-05, 09:00, Sheriff Bo Khumalo / Ke Meso at No 5 2nd Avenue, Corner of Station Road, Armadale (known as viking)**

In pursuance of a judgment and warrant granted on 27 January 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 5 July 2023 at 09:00 by the Sheriff of the High Court Sheriff Bo Khumalo / Ke Meso at No 5 2nd Avenue, Corner of Station Road, Armadale (known as viking) to the highest bidder:- CERTAIN: ERF 2236 LENASIA SOUTH TOWNSHIP, SITUATED: 11 TULIP ROAD, LENASIA SOUTH, 1829, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 600 (SIX HUNDRED) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN DWELLING: 1 X LOUNGE (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 4 X BEDROOMS (ESTIMATED), 2 X BATHROOMS (ESTIMATED), OUTBUILDING: 1 X GARAGE (ESTIMATED), FLATLET: 1 X BEDROOM (ESTIMATED), 1 X BATHROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), OTHER: WALLS (EXTERIOR): PLASTER, WALLS (INTERIOR): PLASTER, ROOF COVERING: TILES. (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 dated 1 March 2023. The valuer was unable to gain access to the property when the valuation was conducted, and the inventory compiled.) HELD by the DEFENDANTS MAX PHELANI KHOBANI, with Identity Number: 630509 5419 08 8 and AZWINDINI ASNATH KHOBANI with Identity Number: 730129 0789 08 5 under their names under Deed of Transfer No. T46460/2007. 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/IB002193, 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 2023-06-02.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Ave, Faerie Glen, PTA. Tel: (012) 492 5617, Fax: 086 664 1624.. Telephone: (012) 817-4727. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB002193.

**Case No: 2020/32839**

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and NYARAI MAKUMBE - Judgment Debtor**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2023-06-28, 10:00, ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R714,000.00 reserve will be held at 19 Pollock Street, Randfontein, for the above named Defendants, and has arranged for the immovable property to be sold by the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein at 10:00, on 28 JUNE 2023 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein prior to the sale : CERTAIN: ERF 1078 GREENHILLS TOWNSHIP REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 1138 SQUARE METRES HELD BY DEED OF TRANSFER T50593/2018 Which bears the physical address: 10 Duiker Street, Greenhills, Randfontein The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of : Entrance Hall, Family Room, Dining Room, Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms, 1 Shower, 2 WC'S, 2 Out 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 as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein. The office of the Sheriff of the High Court Randfontein 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>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein

Dated at SANDTON, 2023-06-07.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Mrs Barbara Seimenis/SV/MAT18603.

**Case No: 2022/2310**

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and MALEBO: ALFRED GAKEITSE, 1st Judgment Debtor and MALEBO: NOMBULELO, 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2023-06-28, 10:00, ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R500,000.00 reserve will be held at 19 Pollock Street, Randfontein, for the above named Defendants, and has arranged for the immovable property to

be sold by the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein at 10:00, on 28 JUNE 2023 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein prior to the sale : CERTAIN: Portion 2 of Erf 2117 Greenhills Extension 5 Township Registration Division I.Q The Province of Gauteng Measuring 292 (Two hundred and ninety two) square metres Held by deed of transfer T37480/2017 Subject to all the terms and conditions contained therein. Which bears the physical address: 14b Tinus De Jong Street, Greenhills Extension 5, Randfontein The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of : Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms, 1 Shower, 2 WC'S, 2 Out 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 as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein. The office of the Sheriff of the High Court Randfontein 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>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein

Dated at SANDTON, 2023-06-07.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Mrs Barbara Seimenis/SV/MAT18729.

**Case No: 2021/46976**

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and PATHMANATH REDDY  
(Judgement Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-06-27, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale without reserve will be held at 614 James Crescent, Halfway House, Halfway House, against the above named Defendant, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House on 27 June 2023 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House prior to the sale : CERTAIN: 1. A Unit consisting of:- (a) Section No. 65 as shown and more fully described on Sectional Plan No. SS753/1993, in the scheme known as LA MICHELLE in respect of the land and building or buildings situate at VORNA VALLEY TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 68 (SIXTY EIGHT) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST21379/2013 2. An exclusive use area described as CARPORT No. C65 measuring 13 (THIRTEEN) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as LA MICHELLE in respect of the land and building or buildings situate at VORNA VALLEY TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS753/1993 held by NOTORIAL DEED OF CESSION NUMBER SK02447/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTORIAL DEED OF CESSION NUMBER SK 02447/2013. Which bears the physical address: Unit 65 (Door 65) La Michelle, 2 Gustav Preller, Vorna Valley, Midrand The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of : Entrance Hall, Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 WC, 1 Out 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 Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance

of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House. The office of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA 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>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House

Dated at SANDTON, 2023-06-07.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Mrs Barbara Seimenis/SV/MAT18494.

**Case No: 11851/2020**

**Docex: DOCEX 27 BEDFORDVIEW**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MONANGWE: TOVHOWANI ELIZABETH (ID NO: 690302 0573 08 4), Defendant**

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

**2023-07-06, 10:00, AZANIA BUILDING, CORNER ISCOR AVENUE & IRON TERRACE WEST PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit, a sale to the highest bidder subject to a reserve price of R346 200.00 will be held at the offices of the Sheriff PRETORIA SOUTH WEST at AZANIA BUILDING CORNER ISCOR AVENUE & IRON TERRACE WEST PARK at 10:00 on 6 JULY 2023 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 3111 SAULSVILLE TOWNSHIP, REGISTRATION DIVISION: J.R., THE PROVINCE OF GAUTENG, MEASURING: 547 (FIVE HUNDRED AND FOURTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T82744/2003.SITUATED AT: 25 KGAKA STREET, SAULSVILLE also the chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms, kitchen. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Pretoria South West. The office of the Sheriff Mr S Ismail his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff PRETORIA SOUTH WEST, AZANIA BUILDING, CORNER ISCOR AVENUE & IRON TERRACE WEST PARK.

Dated at BEDFORDVIEW, 2023-04-05.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR, BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 108384/D GELDENHUYS / LM.

Case No: 2021/47951

Docex: DOCEX 27 BEDFORDVIEW

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, PLAINTIFF and  
NGWENYA: KARABO MICHIEL (ID NO. 980308 5311 08 0), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-06, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R690 147.67 will be held at the offices of the Sheriff KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1 at 10:00 on 6 JULY 2023 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 830 RHODESFIELD EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION: I. R., PROVINCE OF GAUTENG, MEASURING: 799 (SEVEN HUNDRED AND NINETY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T12998/2020. SITUATED AT: 19 SPOORLYN ROAD, RHODESFIELD EXTENSION 1 with the chosen domicilium citandi et executandi being 1 GEMSBOK STREET, CRESSLAWN. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: 2 bedrooms, 2 bathrooms, lounge, kitchen and garage. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS." 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Halfway House. The office of the Sheriff SM Thoke his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00 EFT. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1.

Dated at BEDFORDVIEW, 2023-06-06.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR, BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 112906 /D GELDENHUYS / LM.

Case No: 81937/2019

Docex: DX 136, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06) and KERELEDITSE JOHNY MOLEFE, First Defendant and MAKGOKA LEONARD MOLOTO, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, SOWETO EAST, NO. 5, 2nd AVENUE,  
CNR STATION ROAD, ARMADALE**

Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 28 JUNE 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SOWETO EAST, NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE, to the highest bidder subject to a reserve of R951 000.00 (NINE HUNDRED AND FIFTY ONE THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 18338 DIEPKLOOF TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 268 (TWO HUNDRED AND SIXTY EIGHT) square metres HELD BY DEED OF TRANSFER T15566/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 414 Immink Street, Diepkloof IMPROVEMENTS 1 x Entrance, 1 x Lounge, 1 x Dining Room, 1 x

Kitchen, 1 x Laundry, 4 x Bedrooms, 2 x Bathrooms, 1 x WC OUTBUILDING : 2 x Bedrooms, 1 x Bathroom, 1 x WC The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : SOWETO 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SOWETO EAST, NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Registration fee R50 000,00 payable by EFT. (d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-06-05.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F86608 / TH.

**Case No: 49661/2020**

**Docex: DX 136, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and MARTIN KHAVHAPFANE MAKUPANI, Defendant**

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

**2023-06-30, 09:30, OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG**

In terms of a judgment granted on 2 SEPTEMBER 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 30 JUNE 2023 at 09h30 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG, subject to a reserve of R488 000,00 (FOUR HUNDRED AND EIGHTY EIGHT THOUSAND RAND). DESCRIPTION OF PROPERTY PORTION 38 OF ERF 21754 VOSLOORUS EXTENSION 6 TOWNSHIP REGISTRATION DIVISION I.R., GAUTENG PROVINCE MEASURING : 280 (TWO HUNDRED AND EIGHTY) square metres HELD BY THE DEFENDANT IN HIS NAME BY DEED OF TRANSFER T26805/2013 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 21754 Phaphadikota Street, Extension 6 MAGISTERIAL DISTRICT : BOKSBURG IMPROVEMENTS MAIN BUILDING : 1 x Lounge, 1 x Dining Room, 2 x Bedrooms, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guarantee within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a registration fee of R15 000,00 by way of EFT. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-06-06.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F92638 / TH.

Case No: 89954/2019

Docex: DX 136, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and MOROSELE PETER PHIHLELA, First Defendant and TLOU PATRICIA PHIHLE, Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, SOWETO WEST, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

In terms of a judgement granted on 20 APRIL 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 29 JUNE 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SOWETO WEST, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH, to the highest bidder subject to a reserve of R393 131.07 (THREE HUNDRED AND NINETY THREE THOUSAND ONE HUNDRED AND THIRTY ONE RAND AND SEVEN CENTS). DESCRIPTION OF PROPERTY PORTION 208 OF ERF 8992 PROTEA GLEN EXTENSION 11 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 150 (ONE HUNDRED AND FIFTY) square metres HELD BY DEED OF TRANSFER T71579/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : Stand 8992/208 Protea Glen, Extension 11 IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : SOWETO 1.1 TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SOWETO, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Registration fee of R50 000,00 (refundable) payable by EFT. (d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-06-05.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F86679 / TH.

Case No: 47152/2021

Docex: 19, Pretoria

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

**In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), PLAINTIFF and KHUMALO MOGOMOTSI MATTHEWS, DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-03, 11:00, SHERIFF OF THE HIGH COURT, CENTURION WEST at 229 BLACKWOOD STREET, HENNOSPARK, 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 set by court, to the highest bidder, subject to conditions of sale, at THE OFFICES OF THE SHERIFF OF THE HIGH COURT, CENTURION WEST at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION on 3 JULY 2023 at 11h00. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT CENTURION WEST at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION 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. ("VOETSTOOTS"). PROPERTY: SECTION NO. 42 as shown and more fully described on Sectional Title Plan No. SS566/2006 in the scheme known as STONY COVE in respect of ground and building/buildings situate at CELTISDAL, EXTENSION 20 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; REGISTRATION DIVISION: JR, PROVINCE OF GAUTENG MEASURING: 56 (FIFTY-SIX) SQUARE METERS.

HELD UNDER DEED OF TRANSFER NUMBER: ST07335/2013 PROPERTY ZONED: SPECIAL RESIDENTIAL ALSO KNOWN AS: UNIT 42 STONY COVE, SPINETAIL STREET, CELTISDAL, EXTENSION 20, CENTURION. IMPROVEMENTS: UNIT IN SECURITY COMPLEX CONSISTING OF: 1 X BEDROOM, LOUNGE, KITCHEN, 1.0 X BATHROOM. (NOT GUARANTEED). Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee prior to the commencement of the auction in order to obtain a buyer's card. d) Registration conditions Purchaser shall pay the sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale. 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, clause 4 of the Conditions of Sale. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

Dated at.

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/GN2982.

**Case No: 71838/2019**

**Docex: 19, Pretoria**

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

**In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), PLAINTIFF  
and MAHLANGU, MPHALA ALE HENDRICK, DEFENDANT**

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

**2023-06-29, 10:00, SHERIFF OF THE HIGH COURT CULLINAN at NO. 1 FIRST STREET, CULLINAN**

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 R550 000.00, subject to conditions of sale at THE OFFICES OF THE SHERIFF OF THE HIGH COURT, CULLINAN at NO. 1 FIRST STREET, CULLINAN on 29 JUNE 2023 AT 10H00 Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT CULLINAN at NO. 1 FIRST STREET, CULLINAN 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. ("VOETSTOOTS"). PROPERTY: PORTION 586 (A PORTION OF PORTION 127) OF THE FARM KAMEELDRIFT 298, LOCAL AUTHORITY: CITY OF TSHWANE MUNICIPALITY REGISTRATION DIVISION: J.R., MEASURING: 1,3943 (ONE COMMA THREE NINE FOUR THREE) HECTARES HELD UNDER DEED OF TRANSFER NO: T16449/1999 PROPERTY ZONED: AGRICULTURAL HOLDING ALSO KNOWN AS: PLOT 586, 127 RAASBLAAR STREET, FARM KAMEELDRIFT EAST, GAUTENG. IMPROVEMENTS: DOUBLE STOREY RILE ROOF HOUSE. HOUSE AND OUTBUILDING CONSISTING OF: 4 X BEDROOMS, 3 X BATHROOMS, 3 X LIVINGROOMS, KITCHEN, 2 X GARAGE. PROPERTY FENCED, (PARTICULARS NOT GUARANTEED): Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee, prior to the commencement of the auction in order to obtain a buyer's card..

Dated at

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/GN3021.

Case No: 11893/2021

Docex: DX 136, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration Number: 2006/021576/07), Plaintiff and TSABENG GABATSWANE THABANG TAUkobong, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG**

In terms of a judgement granted on 7 OCTOBER 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 29 JUNE 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 51 / 61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG, to the highest bidder subject to a reserve of R2 000 000.00 (TWO MILLION RAND) DESCRIPTION OF PROPERTY ERF 41 THE GARDENS TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 991 (NINE HUNDRED AND NINETY ONE) square metres Held by Deed of Transfer No. T37720/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 77 African Street, The Gardens, Johannesburg IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Pantry, 1 x Scullery, 1 x Study, 4 x Bedrooms, 3 x Bathrooms, 1 x Toilet, 2 x Garages FLATLET : 2 x Bedrooms, 1 x Bathroom, 2 x Kitchen, 1 x Lounge The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOT". Zoning : Residential Magisterial District : JOHANNESBURG 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof together with the rules of the auction at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 51 / 61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a refundable registration fee of R30 000,00 payable by way of cash only. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-06-05.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / CLF8629 / TH.

Case No: D7337/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU NATAL DIVISION, DURBAN)**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), APPLICANT and DAYLEN CARDIN CHETTY (ID NO: 950621 5151 082), RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, Sheriff Pinetown at 18 Suzuka Road, Westmead, Pinetown**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 29 AUGUST 2022 in terms of which the immovable property has been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Pinetown at their offices situated at 18 Suzuka Road, Westmead, Pinetown on 28 June 2023 at 10H00, subject to a reserve price of R662 867.00 which is more fully described as: ? PORTION 2 OF ERF 501 QUEENSBURGH, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 1236 (ONE THOUSAND TWO HUNDRED AND THIRTY SIX) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T36532/2016 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED (SITUATED AT: 4 FLEMING PLACE, MALVERN, ESCOMBE, QUEENSBURGH, KWAZULU-NATAL). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining room 1x Kitchen 4x Bedrooms Carpeted 4x Built in Cupboards 1x Bathroom OTHER OUTBUILDING: Double Garage (with an extended room from one garage). 1x Servants Quarters 1x Shower/Toilet TYPE SITE IMPROVEMENTS: Floors

- Tiled Type of Roof - Tiles Type of Walls - Brick Security Gates Swimming Pool OTHER: House is fenced Alarm system 5x Aircons The property is the immovable property of the Defendants which is located in the Magisterial District of Ethekweni. TAKE FURTHER NOTE THAT: This sale is a sale in execution pursuant to a judgement obtained in the above court. The rules of this auction and a full advertisement is available 24 hours before auction at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown. 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 R15000.00 in cash. d) Registration conditions. The conditions shall lie for inspection at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the auction. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N.B Nxumalo and/or Mrs S. Raghoob. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf).

Dated at PRETORIA, 2023-05-09.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: MW LETSOALO/XT/PR5073 - Email: [Xania@timdutoit.co.za](mailto:Xania@timdutoit.co.za).

**Case No: 25165/2022**

**Docex: 19, Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), PLAINTIFF and MOIMA SELLO NKURUMAH, FIRST DEFENDANT and MOIMA NORIA KGOMOKSWADI, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution to the highest bidder with a reserve set by court in the amount of R1 200 000.00, subject to conditions of sale at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA on 28 JUNE 2023 at 10h00. Full Conditions of Sale can be inspected prior to auction 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: ERF 13 SIX FOUNTAINS ESTATE, SIX FOUNTAINS, PRETORIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY REGISTRATION DIVISION: J.R., PROVINCE OF GAUTENG MEASURING: 926 (NINE HUNDRED AND TWENTY-SIX) SQUARE METRES HELD UNDER DEED OF TRANSFER NO: T3472/06 PROPERTY ZONED: Residential ALSO KNOWN AS: SIX FOUNTAINS ESTATE, ERF 13, CHRISTELLE STREET, SIX FOUNTAINS, PRETORIA. (A.K.A. 15 CHRISTELLE STREET). IMPROVEMENTS: DOUBLE STOREY DWELLING UNDER PITCHED TILED ROOF WITH ATTACHED GARAGES AND SWIMMING POOL. CONSISTING OF: 4 X BEDROOMS, 3.0 X BATHROOMS, 1 X WATER CLOSET, KITCHEN, 4 X LIVING ROOM PLUS DOMESTIC ACCOMODATION. (NOT GUARANTEED). Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee prior to the commencement of the auction in order to obtain a buyer's card. d) Registration conditions Purchaser shall pay the sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale. 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, clause 4 of the Conditions of Sale. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

Dated at.

Attorneys for Plaintiff(s): VAN HEERDEN INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/GN2141.

Case No: 11617/2012

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and THE TRUSTEES FOR THE TIME BEING OF R & R FAMILY TRUST (IT: 3215/2003), First Defendant, RIDWAAN BANDERKER N.O. (ID NO. 710620 5158 08 0), Second Defendant and RIDWAAN BANDERKER (ID NO. 710620 5158 08 0), Third Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 11:00, SHERIFFS OFFICE WYNBERG EAST: EBENEZER ROAD HOUSE VINCENT 3RD FLOOR WYNBERG MEWS WYNBERG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale without a reserve price will be held on WEDNESDAY, 28 JUNE 2023 at 11h00 at the SHERIFFS OFFICE WYNBERG EAST: EBENEZER ROAD HOUSE VINCENT 3RD FLOOR WYNBERG MEWS WYNBERG. The conditions of sale will lie for inspection at the offices of the Sheriff for the High Court, WYNBERG EAST. (a) ERF 114884 CAPE TOWN AT ATHLONE, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE. (b) IN EXTENT: 771 (SEVEN HUNDRED AND SEVENTY-ONE) SQUARE METRES (c) HELD BY DEED OF TRANSFER NO. T93778/2005; (d) SITUATE AT 22 MELO AVENUE, RONDEBOSCH EAST, CAPE TOWN THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- BRICK WALLS, TILED ROOF, WOODEN FLOORS, PARTLY BRICK FENCE, ALARM SYSTEM, 4 BEDROOMS, BUILT IN CUPBOARDS, OPEN PLAN KITCHEN, LOUNGE, BATHROOM AND TOILET GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a pre-requisite subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable. c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. R. SWANEPOEL, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Fax: (021) 418-1415. Attorney Ref: ABS10/0513.

Case No: 66236/2020

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 MUSANA: FIONA MERCY NAMANGO (Identity number: 711212 1459 180), Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, ACTING SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION OF A JUDGMENT of The High Court of South Africa, Gauteng Division, Pretoria in the above action, as sale as a unit with a reserve price of R967 042.43 will be held at the office of the Acting Sheriff, RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, on 29TH OF JUNE 2023, at 11h00 of the under mentioned property of the Defendants on The Conditions which will lie for inspection prior to the sale at the offices of the ACTING SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A UNIT CONSISTING OF Section no 3 as shown and more fully described on Sectional plan no SS80/2003 in the scheme known as CARPE DIEM in respect of the land and building or buildings situate at

SUNDOWNER EXTENSION 28 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan is 174 (ONE HUNDRED AND SEVENTY FOUR) square metres in extent, and An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by deed of Transfer no ST26082/2016, SUBJECT to the conditions as set out in the aforesaid Deed ZONE RESIDENTIAL SITUATE AT : SECTION NO 3 CARPE DIEM, 1272 PUTTICK AVENUE, SUNDOWNER EXT 28 A UNIT COMPRISING OF: AN OPEN PLAN LOUNG AND DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND A DOUBLE GARAGE (Improvements / Inventory - No Guaranteed) Terms: 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty One) days from the date of sale. AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 and 1.5% (ONE POINT FIVE PERCENT) on the balance of the Proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 3000.00 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the ACTING Sheriff RANDBURG SOUTH WEST, UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL 4 . Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R50 000.00 by way of EFT . 5. The auctioneer will be the ACTING Sheriff Randburg South West.

Dated at RANDBURG, 2023-03-23.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT7540 - E-MAIL : [Joricah@vvmattorneys.co.za](mailto:Joricah@vvmattorneys.co.za).

**Case No: 11622/2020**

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 DANIELS: ALLISTAIR (Identity number: 900722 5167 085), Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, ACTING SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION OF A JUDGMENT of The High Court of South Africa, Gauteng Division, Pretoria in the above action, as sale as a unit without a reserve price will be held at the office of the Acting Sheriff, RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL on 29 JUNE 2023, at 11h00 of the under mentioned property of the Defendants on The Conditions which will lie for inspection prior to the sale at the offices of the ACTING SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A Unit consisting of A) Section no 66 as shown and more fully described on Sectional Plan no SS253/2007 in the scheme known as SHINNECOCK in respect of the land and building or buildings situate at ZANDSPRUIT EXT 18 TOWNSHIP in the area of the 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 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 ST45530/2017, SUBJECT to such conditions as set out in the aforesaid deed. SECTION NO 66 SHINNECOCK, 1 BOUNDARY ROAD, ZANDSPRUIT EXT 18 A UNIT COMPRISING OF: A LOUNGE, KITCHEN, 1 BEDROOM, 1 BATHROOM, 1 WC, 1 CARPORT AND A COVERED PATIO (Improvements / Inventory - No Guaranteed) Terms: 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty One) days from the date of sale. AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 and 1.5% (ONE POINT FIVE PERCENT) on the balance of the Proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 3000.00 (inclusive in all instances of the Acting Sheriff Randburg South West bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. 1. The sale is for eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 2410 JAN SMUTS AVENUE, CRAIGHALL 4 . Registration as a buyer is a pre-requisite subject to a specific

condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R50 000.00 no cash will be accepted only by way of EFT. 5. The auctioneer will be the Acting Sheriff Randburg South West.

Dated at RANDBURG, 2023-03-27.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT7233 - E-MAIL: [JoricaH@vvmattorneys.co.za](mailto:JoricaH@vvmattorneys.co.za).

**Case No: 51130/2021**

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

**In the matter between: ABSA BANK LIMITED, Execution Creditor/Plaintiff and FRANK JOHN RAY MWASE (ID: 650212 6163 186), First Execution Debtor/Defendant and JACQUELINE MWASE (ID: 710614 0992 189), Second Execution Debtor/Defendant**

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

**2023-06-30, 09:30, SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 15 September 2022 in terms of which the following property will be sold in execution on the 30th of June 2023 at 09:30 by SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG to the highest bidder with reserve price of R340 000.00: A Unit consisting of - (a) Section No 136 as shown and more fully described on Sectional Plan No. SS360/07, in the scheme known as RAVEN'S ROCK in respect of the land and building or buildings situate at RAVENSKLIP EXTENSION 7 TOWNSHIP; EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 59 (Fifty Nine) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST73904/2007 SITUATED: DOOR 136 RAVEN'S ROCK TRANSVAL STREET, REVENSKLIP, EXTENSION 7 BOKSBURG. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: TBC WITH SHERIFF (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, BOKSBURG. The office of the Sheriff for BOKSBURG will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG

Dated at SANDTON, 2023-05-10.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: CMICHAEL/AM/ABS697/1850.

Case No: 27986/2022

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and  
Tennessee Candis Fortuin, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, 19 Pollock Street, Randfontein**

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff Randfontein at the Sheriff's Offices, 19 Pollock Street, Randfontein on Wednesday, 28 June 2023 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Randfontein, 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. Property: Erf 165 Toekomsrus Township Registration Division: IQ Gauteng Province Measuring: 307 square metres Deed of Transfer: T9844/2016 Also known as: 165 (also known as 7) Limpopo Street, Toekomsrus, Randfontein. Magisterial District: Randfontein Improvements: Main Building: 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen. Outbuilding: Carport. Other Detail: Tile roof, pavement. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration conditions

Dated at Pretoria, 2023-06-05.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria.  
Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6683.

Case No: 1816/2020

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

**In the matter between: ABSA BANK LIMITED, Execution Creditor/Plaintiff and STEPHEN MZEKANDABA NDABA (ID: 610612 5817 089), First Execution Debtor/Defendant and BEAUTY KHULISILE NDABA (ID: 630804 0932 080), Second Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, SHERIFF VEREENIGING at 97 GENERAL HERTZOG ROAD, THREE RIVERS  
VEREENIGING**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 18 AUGUST 2022 in terms of which the following property will be sold in execution on the 29th of June 2023 at 10:00 by SHERIFF VEREENIGING at 97 GENERAL HERTZOG ROAD, THREE RIVERS VEREENIGING to the highest bidder with reserve price of R175 000.00: ERF 636 LAKESIDE TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 230 (TWO HUNDRED AND THIRTY) SQUARE METRES; HELD BY DEED OF TRANSFER T28334/199 SITUATED AT: STAND 636 4th STREET, LAKESIDE, VEREENIGING. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: 2 BEDROOMS, KITCHEN, LOUNGE, TOILET / BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Acting Sheriff of the High Court, VEREENIGING. The office of the Sheriff for VEREENIGING will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 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 VEREENIGING at 97 GENERAL HERTZOG ROAD, THREE RIVERS VEREENIGING

Dated at SANDTON, 2023-04-25.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: CMICHAEL/AM/ABS697/1939.

**Case No: 27019/2021**

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

**In the matter between: FIRSTSTRAND BANK LIMIED t/a inter alia FNB HOMELOANS (formerly FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Execution Creditor and MAFEO: TUMELO PHILLIP (IDENTITY NUMBER: 841218 5390 084), Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 10:00, Sheriff at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark**

This is a sale in execution concluded in accordance to the Consumer Protection Act, 69 of 2008 as amended, pursuant to a judgment obtained ON 17 OCTOBER 2022 and property declared executable and respectively in terms of which the following property will be sold in execution with a reserve price of R300 000.00 on 30 JUNE 2023 at 10:00 by the Sheriff at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark CERTAIN: PORTION 2 OF ERF 910 VANDERBIJL PARK CENTRAL WEST NO 6 EXT 1 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 547 (FIVE HUNDRED AND FORTY SEVEN) SQUARE METRES Held by Deed of Transfer number T627/2015 SUBJECT to such conditions therein contained. SITUATE AT 3A SHELLEY STREET, VANDERBIJL PARK CENTRAL WEST NO 6 ZONE: RESIDENTIAL The following information is furnished but not guaranteed - A LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1WC, A SINGLE GARAGE, A SERVANTS ROOM AND AN OUTSIDE WC 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, VANDERBIJL PARK, The office of the Sheriff for 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 pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2000 (URL <http://www.info.gov.za/view/DownloadFile> B) FICA - legislation i.r.o proof of identity and address particulars C) Payment of a Registration Fee of R10 000.00 in cash or EFT 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 P & L Building Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard Vanderbijlpark . THE auctioneers will be MR ORA.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT10072 - [JoricaH@vvmattorneys.co.za](mailto:JoricaH@vvmattorneys.co.za).

Case No: 33360/2022

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Vitor Manuel Maia Afonso, First Judgment Debtor and Karen Theresa Afonso, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, Christ Church 820 Pretorius Street, Entrance Also at 813 Stanza Bopape Street (formerly Church Street), Arcadia Pretoria**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Pretoria East at Christ Church 820 Pretorius Street, Entrance also at 813 Stanza Bopape Street (formerly Church Street), Arcadia, Pretoria on Wednesday, 28 June 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff Pretoria East, 813 Stanza Bopape Street, Arcadia, Pretoria 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. 5 as shown and more fully described on Sectional Plan No. SS596/2006 in the scheme known as Olympus Ridge in respect of the land and building or buildings situated at Erf 112 Boardwalk Ext 3 Township, Local Authority: City of Tshwane Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 225 (two hundred and twenty five) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST90991/2006; Also known as 5 Olympus Ridge, Ajax Street, Olympus. Magisterial District: Tshwane Central Improvements: Main Building: 3 bedrooms, 2 bathrooms, family room, entrance, lounge, dining room, kitchen. Outside Building: 2 garages. Other detail: walling, paving Zoning: Residential Take further notice that: 1. This sale is a sale in execution pursuant to a judgment obtained in the above court. 2. The Rules of this auction are available 24 hours prior to the auction at the office of the Sheriff Pretoria East, 813 Stanza Bopape Street, Arcadia, Pretoria. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Registration conditions The office of the Sheriff Pretoria East will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2023-06-05.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F2773.

Case No: 4081/2021

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

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

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank**

A Sale In Execution of the undermentioned property is to be held at the Sheriffs offices situated at Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank, by the Sheriff Witbank on Wednesday, 28 June 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff Witbank, Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank 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 1629 Kwa-Guqa Ext 4 Township Registration Division: JS Mpumalanga Province Measuring: 200 square metres Deed of Transfer: T119801/2007 Also known as: Erf 1629 Kwa-Guqa Ext 4, Witbank. Magisterial District: Emalahleni Improvements: Main Building: 2 bedrooms, 1 bathroom, kitchen, dining room/lounge. Outside Building: 3 outside rooms with 1 toilet for the outside rooms. Other detail: Fencing: brick walls. Zoning: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration conditions

Dated at Pretoria, 2023-06-05.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6697.

Case No: 38920/2016

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff  
and JOSINA ZIYAYA MACHEL (Id No: 760416 1235 181), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 11:00, SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS  
EXTENSION 3**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 08 DECEMBER 2016 in terms of which the following property will be sold in execution on 30th of JUNE 2023 at 11H00 by the SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 to the highest bidder: A Unit consisting of:- (a) SECTION NO. 35, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO.SS176/2009 IN THE SCHEME KNOWN AS MORGENHOF IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT HESTEAPARK EXTENSION 19 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE, 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 SECTIONAL DEED OF TRANSFER NO.ST082615/10 MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE MORGENHOF HOME OWNERS ASSOCIATION. SITUATED AT: UNIT 35 MORGENHOF GOLF ESTATE FARM, WITFONTEIN No 301 J WATERBOK STREET, WITFONTEIN ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 1 X BEDROOM, KITCHEN, BATHROOM, LOUNGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF TSHWANE NORTH. The office of the Sheriff for TSHWANE NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS.

Dated at SANDTON, 2023-05-10.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/ am/S1663/7659.

Case No: 45908/2021

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Karabo Mnguni N.O. in her capacity as Executrix in the Estate of the Late Lechaena Daniel Mokanyane, First Judgment Debtor, Nonokazi Liza Mokanyane, Second Judgment Debtor and The Master of the High Court Johannesburg, Third Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 11:00, No 99 - 8th Street, Springs**

A Sale in Execution of the undermentioned property is to be held by the Sheriff Springs at the Sheriff's Office, 99 - 8th Street, Springs on Wednesday, 28 June 2023 at 11h00 Full conditions of sale can be inspected at the offices of the Sheriff Springs, 99 - 8th Street, Springs, who can be contacted on 011 362 4386, 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 494 Struisbult Ext 1 Township Registration Division: IR Gauteng Province Measuring: 1 004 square metres Deed of Transfer: T24390/2003 Also known as: 18 Moorhen Crescent, Struisbult Ext 1. Magisterial District: Ekurhuleni East Improvements: Main Building: Master bedroom, 2 bedrooms, 2 bathrooms,

lounge, dining room, kitchen, pantry. Outbuilding: Single garage. Other Detail: Inner floor finishing: vinyl tiles, brickwall building, tile roof, precast/brick and steel fencing, single storey building, outer wall finishing: plaster. Zoned: Residential Take further notice that: 1. This is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Springs, 99 - 8th Street, Springs. 3. Registration as a buyer is a pre-requisite subject to specific 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. Registration conditions The office of the Sheriff Springs will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2023-06-05.

Attorneys for Plaintiff(s): Findlay and Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6579.

**Case No: 1773/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(North West Division, Mahikeng)

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Pamela Mpho Mabula, First Judgment Debtor and Maria Liato Mabula, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 10:00, 273 Beyers Naude Drive, Rustenburg**

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff Rustenburg at the Sheriff's Office, 273 Beyers Naude Drive, Rustenburg on Friday, 30 June 2023 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Rustenburg, 273 Beyers Naude Drive, Rustenburg 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 598 in the Town Boitekong Registration Division: JQ North West Province Measuring: 273 square metres Deed of Transfer: T82220/2015 Also known as: 598 Kolobesodi Street, Boitekong. Magisterial District: Rustenburg Improvements: Main Building: 3 bedrooms, 1 bathroom, separate toilet, kitchen, lounge, single carport. Zoned: Residential Take further notice that: 1. This sale is a sale in execution pursuant to a judgment obtained in the above court. 2. The Rules of this auction are available 24 hours prior to the auction at the office of the Acting Sheriff Rustenburg, 273 Beyers Naude Drive, Rustenburg. 3. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 001.00 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. 4. 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. 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 of the conditions of sale. 6. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. 7. The Auction will be conducted by the Acting Sheriff, Mr M.M. Makgale, or his Deputy. 8. 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. All bidders are required to pay a R 15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card iv. Registration conditions

Dated at Pretoria, 2023-06-05.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6773.

Case No: 2021/12789

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: FirstRand Bank Limited, Plaintiff and MUHAMMAD TALHA, 1<sup>st</sup> Defendant and  
HAREEM TALHA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-04, 11:00, 24 RHODES STREET, KENSINGTON B, RANDBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 21st of July 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 SANDTON NORTH on TUESDAY the 4th day of JULY 2023 at 11:00 at THE SHERIFF'S OFFICE, 24 RHODES STREET, KENSINGTON B, RANDBURG with a reserve price of R650 000.00.

CERTAIN: SECTION NO 28 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS 239/2012 IN THE SCHEME KNOWN AS THE BOUNDARY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT LONE HILL EXTENSION 96 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 79 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 ST44470/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 28 THE BOUNDARY, 16 DENNIS STREET, LONEHILL EXTENSION 96, SANDTON a unit consist of 1 Lounge, 1 Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 2 Water Closets, 2 Carports and a Covered Patio (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of Sandton North, situated at 24 Rhodes Street, Kensington B, Randburg or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

Dated at Johannesburg, 2023-05-12.

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/73895.

Case No: 2021/59173

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and TSIETSI JOHANNA STEYN, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, 19 POLLOCK STREET, RANDFONTEIN**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 31 August 2022, in terms of which the below property will be sold in execution by the Acting Sheriff RANDFONTEIN on WEDNESDAY, 28 JUNE 2023 at 10:00 at 19 POLLOCK STREET, RANDFONTEIN to the highest bidder with a court reserve of R312 000.00. ERF 4405 MOHLAKENG EXTENSION 3 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 327 (THREE HUNDRED AND TWENTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T45980/2017 SUBJECT TO THE CONDITIONS THEREIN

CONTAINED ("the mortgaged property") And consists of 3 BEDROOMS, BATHROOM, KITCHEN, TILED ROOF AND PAVEMENT type: residential dwelling - WHICH CANNOT BE GUARANTEED. The property is situated at: 4405 MAKATHA CRESCENT (also known as 4385 Makatha Crescent), MOHLAKENG EXTENSION 3 in the magisterial district of RANDFONTEIN. 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 RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN. 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 are required by sheriff (refundable) payable by EFT 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 RANDFONTEIN at 42 POLLOCK STREET, RANDFONTEIN during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-03-30.

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/MAT30391. Attorney Acct: Citizen.

**Case No: 2019/40387**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and MOTHEO STEVEN MKIZE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-07, 10:00, THE SHERIFF'S OFFICES, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 22ND of February 2022 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of ROODEPOORT NORTH on FRIDAY the 7th day of JULY 2023 at 10:00 at 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT, PROVINCE OF GAUTENG with a reserve price of R100 000.00.

CERTAIN: SECTION NO 22 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 187/1993 IN THE SCHEME KNOWN AS AQUA AZURE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLORIDA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 80 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. ST41570/2017

SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 22 (DOOR 25) AUQA AZURE, 14 THIRD AVENUE, FLORIDA, ROODEPOORT and consist of 3 Bedroom, 1 Bathrooms, Kitchen and a carport (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of Roodepoort North situated at 182 Progress Avenue, Lindhaven, Roodepoort, Province of Gauteng or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

Dated at Johannesburg, 2023-05-16.

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/MAT65628.

**Case No: 2021/58976**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and MOODLIAR: NASAN, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-29, 11:00, UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 9 June 2022, in terms of which the below property will be sold in execution by the Sheriff RANDBURG SOUTH WEST on THURSDAY, 29 JUNE 2023 at 11:00 at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL to the highest bidder with a court reserve of R1 085 000.00. ERF 3039 RANDPARKRIF EXTENSION 41 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 1202 (ONE THOUSAND TWO HUNDRED AND TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T17388/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Mortgaged Property") which is certain, and is zoned as a residential property inclusive of the following: 4 bedrooms, 4 bathrooms, 1 tv/living room, 1 dining room, 1 lounge, 1 kitchen and a swimming pool - WHICH CANNOT BE GUARANTEED. The property is situated at: 81 SEDEAR STREET, RANDPARKRIF EXTENSION 41 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 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 RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. 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 amounting to R10 000.00 (refundable) payable by EFT 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 SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-03-30.

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/MAT30404. Attorney Acct: Citizen.

Case No: 2019/41307

Docex: 172 Johannesburg

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

**In the application of: FirstRand Bank Limited, Plaintiff and ZINZI KHUMALO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-04, 11:00, Sheriff of the High Court, 24 Rhodes Street, Kensington B, Randburg**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 22ND of October 2021 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SANDTON NORTH on TUESDAY the 4TH day of JULY 2023 at 11H00 at THE SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG with a reserve price of R308 467.62.

CERTAIN: ERF 2563 RIVERSIDE VIEW EXTENSION 33 TOWNSHIP, REGISTRATION DIVISION: J.R., PROVINCE OF GAUTENG

MEASURING: 180 SQUARE METRES

HELD UNDER DEED OF TRANSFER NO T76681/2017

SUBJECT TO THE CONDITIONS THEREON CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 2563 YELLOWOOD STREET, RIVERSIDE VIEW EXTENSION 33, JOHANNESBURG the property consist of 2 Bedrooms, Bathroom, Kitchen, Carport, Paving only under the carport, solar geyser, electric fencing, outer wall finishing plaster and tiled roof (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of SANDTON NORTH situated at SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

Dated at Johannesburg, 2023-05-12.

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/65221.

Case No: 2022-001952

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

**In the application of: FirstRand Bank Limited, Plaintiff and NOMPUMELELO PATRICIA MATHEBULA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-05, 09:00, THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 7th of September 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of PALM RIDGE on WEDNESDAY the 5th day of JULY 2023 at 9:00 at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH with a reserve price of R350,217.70:

CERTAIN: ERF 1325 WATERVALSPRUIT EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 260 (TWO HUNDRED AND SIXTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T26256/2018.

ZONING: General Residential (not guaranteed)

The property is situated at ERF 1325 WATERVALSPRUIT EXT 9, MIDVAAL, 1939 and consists of 1 Dining Room, 1 Kitchen, 3 Bedrooms, 2 Bathrooms, 1 Shower and 2 Toilets (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of PALM RIDGE situated at 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

a) Directive of the Consumer Protection Act 68 of 2008 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 as determined by the sheriff, 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, 2023-05-19.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/69764.

**Case No: 2019/37450**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and TUMELO MOTLALEKGOMO DOREEN DITSHEGO, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-05, 09:00, THE SHERIFF PALM RIDGE 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

ERF 1536 Morning Side Extension 177 Township, Registration Division I.R., Province Gauteng measuring 999 (nine KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 26th of August 2021 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of PALM RIDGE on WEDNESDAY the 5th day of JULY 2023 at 09:00 at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH with a reserve price of R406 000.00.

ERF 1032 WATERVALSPRUIT EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 153 (ONE HUNDRED AND FIFTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T38108/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 1032 PADDLEFISH STREET, WATERVALSPRUIT EXTENSION 9 MIDVAAL and consist of Lounge, 2 Bedrooms, 2 Bathrooms and 2 Toilets (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of Palm Ridge, situated at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R25 000 (EFT) which is refundable.

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

e) The auction will be conducted by the Sheriff Mr Ian Burton or his deputy.

Dated at Johannesburg, 2023-05-15.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Gauteng. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/64325.

**Case No: 2019/6318**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and MARKUS LOURENS BEZUIDENHOUT, 1<sup>st</sup> Defendant and RONEL CECILY BEZUIDENHOUT, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-04, 10:00, Sheriff Johannesburg South, Shop No 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 11TH of January 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 JOHANNESBURG SOUTH on TUESDAY the 4th day of JULY 2023 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW, GAUTENG PROVINCE with a reserve price of R468 000.00.

CERTAIN: ERF 1019 TURFFONEIN TOWNSHIP, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG

MEASURING: 495 SQUARE METRES

HELD UNDER DEED OF TRANSFER NO T58801/1996

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 38 KENNEDY STREET, TURFFONTEIN, JOHANNESBURG and consist of Entrance Hall, Lounge, Kitchen, Scullery, 3 Bedrooms; Bathroom, Shower, Water Closet, Garage, servants room and Bathroom/water closet (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of JOHANNESBURG SOUTH situated at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW, 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 000.00 (cash) which is refundable.

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

Dated at Johannesburg, 2023-05-12.

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/15262.

**Case No: 52523/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: FirstRand Bank Limited, Applicant and Johan Viljoen, ID: 6401265117089, 1<sup>st</sup> Respondent and City of Johannesburg Metropolitan Municipality, 2<sup>nd</sup> Respondent,**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-04, 11:00, Sheriff Sandton North at 24 Rhodes Street, Kensington 'B', RANDBURG**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, without a reserve price to the highest bidder, will be held by the Sheriff Sandton

North at 24 Rhodes Street, Kensington 'B', Randburg on 4 July 2023 at 11:00 of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN: ERF 27 MAGALIESSIG EXTENSION 1 TOWNSHIP, Registration Division I.Q., Province of Gauteng; MEASURING: 2345 square metres; Held by Deed of Transfer No T41838/1997

SITUATED: 2 GLENIAN ROAD, MAGALIESSIG EXT 1

ZONED: RESIDENTIAL

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

The property consists of a 2 storey dwelling consisting of entrance hall, lounge, family room, dining room, study, kitchen, scullery, 4 bedrooms 2 bathrooms, 2 showers, 2 toilets, 3 out garages, 1 servants room, bathroom/toilet and gym and patio. 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 by bank guaranteed cheque or EFT on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 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 Sandton North at 124 Rhodes Street, Kensington 'B', Randburg. The office of the sheriff Sandton North 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 in the amount of R50 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.

d. Registration Conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, Sandton North at 24 RHODES STREET, KENSINGTON 'B', RANDBURG

Dated at PRETORIA, 2023-04-25.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT3242/MRS R THERON/LVDW.

**Case No: 52523/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Applicant and Johan Viljoen, ID: 6401265117089, 1st Respondent and City of Johannesburg Metropolitan Municipality, 2nd Respondent,**

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

**2023-07-04, 11:00, Sheriff Sandton North at 24 Rhodes Street, Kensington 'B', RANDBURG**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, without a reserve price to the highest bidder, will be held by the Sheriff Sandton North at 24 Rhodes Street, Kensington 'B', Randburg on 4 July 2023 at 11:00 of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN: ERF 27 MAGALIESSIG EXTENSION 1 TOWNSHIP, Registration Division I.Q., Province of Gauteng; MEASURING: 2345 square metres; Held by Deed of Transfer No T41838/1997

SITUATED: 2 GLENIAN ROAD, MAGALIESSIG EXT 1

ZONED: RESIDENTIAL

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

The property consists of a 2 storey dwelling consisting of entrance hall, lounge, family room, dining room, study, kitchen, scullery, 4 bedrooms 2 bathrooms, 2 showers, 2 toilets, 3 out garages, 1 servants room,

bathroom/toilet and gym and patio. 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 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 Sandton North at 124 Rhodes Street, Kensington 'B', Randburg. The office of the sheriff Sandton North 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 in the amount of R50 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.

d. Registration Conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, Sandton North at 24 RHODES STREET, KENSINGTON 'B', RANDBURG

Dated at PRETORIA, 2023-04-25.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT3242/MRS R THERON/LVDW.

**Case No: 3580/19**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: NEDBANK LIMITED, Plaintiff and HONEY COASTLINE INV 91 CC, 1<sup>st</sup> Defendant, CHARL NIEMAND, 2<sup>nd</sup> Defendant and JOHANNA NIEMAND, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, Sheriff of The High Court - Witbank, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB58), Tel: 0861333402 - PTN 423 (A PTN OF PTN 19) OF THE FARM NAAUWPOORT 335, REGISTRATION DIVISION J.S., MPUMALANGA PROVINCE, MBOMBELA LOCAL MUNICIPALITY - Measuring 1.1257(ONE POINT ONE TWO FIVE SEVEN) HECTARES hectares - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof ("VOETSTOOTS"): VACANT STAND - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 28/06/2023 at 10:00 by Sheriff of the High Court - Witbank at PLOT 31, ZEEKOEWEATER, CNR GORDON & FRANCOIS STREETS, WITBANK. Conditions of sale may be inspected at Sheriff of the High Court - Witbank at Plot 31 Zeekoewater, Cnr Gordon & Francois Road, Witbank). 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, 2023-04-05.

Attorneys for Plaintiff(s): Stegmanns Inc C/O Bertus Venter Attorneys, No 6 Dr Beyers Naude Street, Middelburg. Telephone: 0861333402. Fax: 0866863903. Attorney Ref: DEB58.

Case No: 1697/17

IN THE HIGH COURT OF SOUTH AFRICA  
[MPUMALANGA DIVISION, MIDDELBURG (Local Seat)]

**In the matter between: NEDBANK LIMITED, Plaintiff and ZIBANI PETRO SHILIA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-05, 10:00, Sheriff of the High Court - Middelburg at 74 SADC STREET, MIDDELBURG**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB14010), Tel: 0861333402 - ERF 9741 MIDDELBURG EXT 18, REGISTRATION DIVISION J.S., MPUMALANGA PROVINCE, STEVE TSHWETE LOCAL MUNICIPALITY - Measuring 414 square metres - situated at 27 DOLOMIET, MIDDELBURG EXT 28 - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof ("VOETSTOOTS"): 3 BEDROOMS, 2 BATHROOMS, 2 KITCHENS, LOUNGE, GARAGE, LAPA, TOILET - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 05/07/2023 at 10:00 by Sheriff of the High Court - Middelburg at 74 SADC STREET, MIDDELBURG. Conditions of sale may be inspected at Sheriff of the High Court - Middelburg at 74 SADC STREET, MIDDELBURG. 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. All bidders are required to pay R10000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at Pretoria, 2023-04-04.

Attorneys for Plaintiff(s): Stegmanns Inc C/O Bertus Venter Attorneys, No 6 Dr Beyers Nause Street, Middelburg. Telephone: 0861333402 . 0866863903 Attorney Ref: DEB14010.

Case No: 2021/26220

Docex: DOCEX 125, JHB

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

**In the matter between: Absa bank Limited, 1st Plaintiff and Absa Home Loans Guarantee Company (RF) Pty Ltd, 2nd Plaintiff and Shackir Eldominicko, Phillips, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, 51 - 61 Rosettenville Road, Unit B1 Village Main, Industrial Park, Johannesburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 21 JULY 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG NORTH on 29 JUNE 2023 at 10:00 at 51 - 61 ROSETTEVILLE ROAD, UNIT B1 VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG, to the highest bidder with a reserve price of R950 000.00.

CERTAIN: SECTION NO. 39 as shown and more fully described on Sectional Plan no. SS18/1996 in the scheme known as TANGIERS in respect of the land and building or buildings situate at OAKLANDS TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 66 (sixty six) square metres in extent, 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 ST25141/2020;

SITUATE AT: UNIT 39, TANGIERS, 72 FOURTH AVENUE, OAKLANDS, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 39, TANGIERS, 72 FOURTH AVENUE, OAKLANDS, JOHANNESBURG consists of: Lounge, Dining Room, Kitchen, 2 x Bedrooms, 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 first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand),

pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG NORTH, 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG. The SHERIFF JOHANNESBURG NORTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of Monies in cash.
- 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 JOHANNESBURG NORTH, 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG, during normal office hours Monday to Friday, Tel: 011 334 4397/4398, 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/MAT39706).

Dated at JOHANNESBURG, 2023-05-08.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/mm/MAT39706.

**Case No: 48126/2021**

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

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

NOTICE OF SALE IN EXECUTION

**2023-06-30, 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 48126/2021 dated the 16TH JANUARY, 2023 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R470,000.00 on the 30TH JUNE, 2023 at 11H00 at the Sheriff Tshwane North, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT. 3.

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

A UNIT CONSISTING OF

(A) SECTION NO. 2201 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1196/2007 IN THE SCHEME KNOWN AS DAFFODIL GARDENS SOUTH IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT KARENPARK EXTENSION 29 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 100 (ONE HUNDRED) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST 81876/2010 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

KNOWN AS UNIT 2201 DAFFODIL GARDENS, 2201 DAFFODIL STREET, KARENPARK EXT. 29, PRETORIA

IMPROVEMENTS: LOUNGE, DININGROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS, CARPORT

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) by way of eft

(d) Registration condition

(e) The Sheriff will conduct auction

Dated at PRETORIA, 2023-06-15.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP12796 - e-mail : [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Saak No: 12113/2021**

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

**In die saak tussen: NEDBANK BEPERK (Eiser) en ALLEN MAREE (Verweerder)**

**EKSEKUSIEVEILING**

**2023-06-29, 12:00, by die baljokantoor se stooreenheid te Eenheid 12, Anterama Park, Borsenbergstraat, Dal Josafat, Paarl**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 28 Junie 2023, sal die ondervermelde onroerende eiendom op DONDERDAG 29 Junie 2023 om 12:00 by die baljokantoor se stooreenheid te Eenheid 12, Anterama Park, Borsenbergstraat, Dal Josafat, Paarl in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R500 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Restant erf 42 KLAPMUTS, in die Stellenbosch Munisipaliteit, Afdeling Paarl, Wes-Kaap Provinsie geleë Beyersstraat 27A, Klappmuts; groot 353 vierkante meter; gehou kragtens Transportakte nr T46369/2013. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 4 slaapkamers, 2 badkamers, 1 sitkamer en 1 kombuis. Betaalvoorwaardes: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die waarnemende balju vir die Hooggeregshof, Paarl.(verw. A K Nkhumise; tel. 021 137 1064)

Gedateer te: TYGERVALLEI, 2023-03-30.

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/2547.

**Saak No: 12113/2021**

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

**In die saak tussen: NEDBANK BEPERK (Eiser) en ALLEN MAREE (Verweerder)**

**EKSEKUSIEVEILING**

**2023-06-29, 12:00, by die baljokantoor se stooreenheid te Eenheid 12, Anterama Park, Borsenbergstraat, Dal Josafat, Paarl**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 28 Junie 2023, sal die ondervermelde onroerende eiendom op DONDERDAG 29 Junie 2023 om 12:00 by die baljokantoor se stooreenheid te Eenheid 12, Anterama Park, Borsenbergstraat, Dal Josafat, Paarl in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R500 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Restant erf 42 KLAPMUTS, in die Stellenbosch Munisipaliteit, Afdeling Paarl, Wes-Kaap Provinsie geleë Beyersstraat 27A, Klappmuts; groot 353 vierkante meter; gehou kragtens Transportakte nr T46369/2013. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 4 slaapkamers, 2 badkamers, 1 sitkamer en 1 kombuis. Betaalvoorwaardes: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die waarnemende balju vir die Hooggeregshof, Paarl.(verw. A K Nkhumise; tel. 021 137 1064)

Gedateer te: TYGERVALLEI, 2023-03-30.

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: Prokureur Tel (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/MH/2547.

**Case No: 29746/2019**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 14:00, at the Sheriff's Office, 612 Voortrekker Road, Brakpan, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 28 October 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court, Brakpan at the Sheriff's Office, 612 Voortrekker Road, Brakpan, Gauteng on FRIDAY, 30 JUNE 2023 at 14H00, subject to a reserve price of R700 000.00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court, Brakpan, 612 Voortrekker Road, Brakpan, Gauteng (Tel: 011 740 9519) whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property: Remaining Extent of Erf 1610 Brakpan Township, Registration Division I.R, Province of Gauteng, in extent 495 square metres held by Deed of Transfer No. T42060/2016, also known as 106B NORTHDENE AVENUE, BRAKPAN, GAUTENG, subject to the conditions contained in the title deed.

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

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

The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the Sheriff within 21 days after the date of the sale or after the date of confirmation of the sale by the court.

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

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

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

1. Directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.info.gov.za/view/DownloadFileActions?id=99961>).
2. FICA-legislation: Requirement of proof of ID and residential address and other.
3. All bidders are required to pay R 15 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
4. Sheriff's registration conditions.

Dated at CAPE TOWN, 2023-05-10.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M26391.

Case No: 51680/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and WILSON PAULO (Judgment Debtor)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 11:00, at the Sheriff's Office, 3 Vos & Brodrick Avenue, The Orchards Ext 3, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 19 August 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court, Tshwane North, at the Sheriff's Office, 3 Vos & Brodrick Avenue, The Orchards Ext 3, Gauteng, on FRIDAY, 30 JUNE 2023 at 11H00, subject to a reserve price of R1 148 042.20, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court, Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext 3, Gauteng (Tel: 012 549 3229) whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

Erf 66 Sinoville Township, Registration Division J.R., Province of Gauteng, in extent 1190 square metres, held by Deed of Transfer no. T81652/2018, also known as 272 Miriana Street, Sinoville, Pretoria, Gauteng, subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): Plastered House with a Tiled Roof, Lounge, Dining Room, Kitchen, Scullery, 3 Bedrooms and 2 Bathrooms and double garage.

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% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

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

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

Dated at CAPE TOWN, 2023-05-10.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M28584.

Case No: 6699/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(Western Cape Division, Cape Town)**In the matter between: The Standard Bank of South Africa Limited Execution Creditor and Sivuyile Mazantsi Execution Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-04, 11:00, Sheriff Office, St Georges Law Chambers, 131 St Georges Street, Simon's 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 subject to a reserve price of R700,000.00 in execution by PUBLIC AUCTION held at SHERIFF'S OFFICE, ST GEORGES LAW CHAMBERS, 131 ST GEORGES STREET, SIMON'S TOWN, to the highest bidder on 4 JULY 2023 at 11:00:

Section No. 72 as shown and more fully described on Sectional Plan No. SS162/2007, in the scheme known as VILLA D'ALGARVE in respect of the land and building or buildings situate at MUIZENBERG in the CITY OF CAPE TOWN of which section the floor area, according to the said sectional plan, is 79 (SEVENTY NINE) square metres in extent; and

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

Held by Deed of Transfer Number ST14511/2011

Street address: 72 VILLA D'ALGARVE, OFF SUNRISE BOULEVARD, CAPRICORN VILLAGE, MUIZENBERG

Magisterial district: SIMON'S TOWN

#### CONDITIONS OF SALE

(1) The property will be sold in execution subject to a reserve price of R700,000.00 to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of THE SHERIFF, SIMON'S TOWN, ST GEORGES LAW CHAMBERS, 131 ST GEORGES STREET SIMON'S 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:

A plastered double story dwelling of brick walls under a corrugated iron roof consisting of: UNIT IN SECURITY COMPLEX, BRICK WALLS, ASBESTOS CLADDING WALLS, CORRUGATED SHEET WALLS, OPEN PLAN KITCHEN, 2 BEDROOMS, 1 EN SUITE AND LOUNGE AREA.

(3) The Purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.

(4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.

(5) This sale shall take place in accordance with the Consumer Protection Act 68 of 2008, as amended: <http://www.info.gov.za/view/Download/FileAction?id=99961>

(6) The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith. Everyone that intends to bid at the auction must be acquainted therewith before the auction commences.

(7) Registration as a buyer is pre-requisite subject to specific conditions, inter alia:

7.1 In accordance with the Directive of the Consumer Protection Act 68 of 2008;

7.2 FICA-legislation requirements: proof of ID and residential address;

7.3 Payment of a registration Fee of R15,000.00 in cash (refundable);

7.4 Registration conditions.

Dated at Bellville, 2023-06-02.

Attorneys for Plaintiff(s): STBB, 2nd Floor, 5 High Street, Rosenpark, Bellville. Telephone: 021-943 3800.  
Attorney Ref: AW/mp/ZB009003. Email: [mirandap@stbb.co.za](mailto:mirandap@stbb.co.za).

**Case No: 5369/2017**

**Docex: 378 DURBAN**

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

**In the matter between: THE STANDARD BANK OF S. A. LIMITED, PLAINTIFF and RICE NKOSINATHI MOKOENA, DEFENDANT**

#### NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD WESTMEAD, PINETOWN**

The Property is situate at: ERF 3099 PINETOWN

REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 2 194 (TWO THOUSAND ONE HUNDRED

AND NINETY FOUR) SQUARE METRES

HELD under DEED OF TRANSFER NO. T 42484/2010

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: 21 ENTABENI ROAD, PINETOWN.

(MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT)

ZONING: Special Residential (nothing guaranteed)

IMPROVEMENTS (NOT GUARANTEED)

The following information is furnished but not guaranteed:

Dwelling comprising of: - 4 x bedroom, 1 x Kitchen, 1 x Lounge, 1 x Dining Room, 1 x Family Room, 2 x Bathroom

and 1 x WC

TAKE FURTHER NOTICE THAT:-

1. The sale in execution is pursuant to a judgement obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff 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
4. 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 cost according to court rules apply.

The full conditions of sale may be inspected at the offices for the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

Dated at DURBAN, 2023-04-25.

Attorneys for Plaintiff(s): S D MOLOI AND ASSOCIATES INC., 39 ST THOMAS ROAD, BEREA, MUSGRAVE, DURBAN. Telephone: (031) 3012812. Fax: 0865779806. Attorney Ref: 0014-18.

**Case No: 5369/2017**

**Docex: 378 DURBAN**

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

**In the matter between: THE STANDARD BANK OF S. A. LIMITED, PLAINTIFF and RICE NKOSINATHI MOKOENA, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD WESTMEAD, PINETOWN**

The Property is situate at: ERF 3099 PINETOWN, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 2 194 (TWO THOUSAND ONE HUNDRED  
AND NINETY FOUR) SQUARE METRES

HELD under DEED OF TRANSFER NO. T 42484/2010

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: 21 ENTABENI ROAD, PINETOWN.

(MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT)

ZONING: Special Residential (nothing guaranteed)

IMPROVEMENTS (NOT GUARANTEED)

The following information is furnished but not guaranteed:

Dwelling comprising of: - 4 x bedroom, 1 x Kitchen, 1 x Lounge, 1 x Dining Room, 1 x Family Room, 2 x Bathroom and 1 x WC

TAKE FURTHER NOTICE THAT:-

1. The sale in execution is pursuant to a judgement obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff 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

4. 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 cost according to court rules apply.

The full conditions of sale may be inspected at the offices for the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

Dated at DURBAN, 2023-04-25.

Attorneys for Plaintiff(s): S D MOLOI AND ASSOCIATES INC., 39 ST THOMAS ROAD, BEREA, MUSGRAVE, DURBAN. Telephone: (031) 3012812. Fax: 0865779806. Attorney Ref: 0014-18.

**Case No: D4474/2021**

**Docex: DOCEX 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: Absa Bank Limited, Plaintiff and Anil Keman, Identity Number: 730806 5122 08 7, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-11, 10:00, at the Sheriff's Office, 293 Lenny Naidu Drive, Bayview, Chatsworth**

This is a sale in execution pursuant to a judgement obtained in the above honourable court in terms of which the following property will be sold in execution on the 11 July 2023 at 10h00 at the Sheriff's Office, 293 Lenny Naidu Drive, Bayview, Chatsworth, to the highest bidder subject to a court reserve price of R650 000.00: Portion 622 of Erf 85 Chatsworth, registration division FT, province of KwaZulu-Natal, in the extent 1629 (One thousand six hundred and twenty nine) square metres, held by the Deed of Transfer Number T65688/2001, subject to the conditions therein contained and especially to the reservation of the rights to mineral ("mortgaged property"), physical address: 12 Panorama Road, Silverglen, Chatsworth, zoning: general residential (nothing guaranteed), improvements: the following information is furnished but not guaranteed: a 1 double story plastered under tile roof - dwelling comprising of - 5 bedrooms, 2 bathrooms, 1 tv/living room, 1 dinningroom, 1 kitchen. other: fencing-concrete, inner floor finishing: wood. (The nature, extent, conditions and existence of the improvements are not guaranteed, and are sold "voetstoots"). The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff for Chatsworth, 293 Lenny Naidu Drive, Bayview, Chatsworth. The office of the Sheriff Chatsworth will conduct the sale with auctioneers Ms LT HLOPHE, MRS P CHETTY AND Mr M NXUMALO. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

D) Registration conditions.

E) Sheriff Chatsworth will adhere strictly to the Covid 19 Regulations and the directives signed on 23 July 2020 by the Minister of Justice and Correctional Services, the Honourable Lamola.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 293 Lenny Naidu Drive, Bayview, Chatsworth. 15 DAYS PRIOR TO DATE OF SALE

Dated at UMHLANGA, 2023-05-27.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: A0038/3305. Attorney Acct: Thobani Mthembu.

Case No: 11793/2016

Docex: Docex 27

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and IMRAAN EBRAHIM, First Defendant and ANISA EBRAHIM, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-06, 10:00, or as soon thereafter as conveniently possible, at the SHERIFF'S OFFICE, DURBAN COASTAL at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court the following property will be sold in execution on 06th JULY 2023 at 10H00 at the SHERIFF'S OFFICE, DURBAN COASTAL at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN, to the highest bidder without reserve: REM OF PORTION 36 OF ERF 230 SPRINGFIELD, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU NATAL, IN EXTENT 709 (SEVEN HUNDRED AND NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T32239/07 PHYSICAL ADDRESS: 34 HENRY ROAD, MORNINGSID, DURBAN ZONING : SPECIAL RESIDENTIAL(NOTHING GUARANTEED IMPROVEMENTS: The following information is furnished but not guaranteed: A DWELLING COMPRISING OF - 4 BEDROOMS, ONE WITH EN-SUITE, 1 TOILET / SHOWER, DINING ROOM, 2 LOUNGES, KITCHEN TILED WITH BUILT IN CUPBOARDS, 2 AIR CONDITIONING UNITS (LOUNGE AND BEDROOM), SINGLE GARAGE & DOMESTIC QUARTERS. OTHER: PROPERTY FENCED WITH WALLING (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction is available 24hours before the auction at the office of the Sheriff for DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN. The office of the Sheriff for DURBAN COASTAL will conduct the sale with either one of the following auctioneers GS Ndlovu and/or D Naicker. 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, 4 ARBUCKLE, WINDERMERE, MORNINGSID, DURBAN.MRS CHETTY/S1272/3879/AS

Dated at Umhlanga, 2023-05-24.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfnd Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705619. Fax: 0315705796. Attorney Ref: S1272/3879. Attorney Acct: THOBANI MTHEMBU.

Case No: 5369/2017

Docex: 378 DURBAN

IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

**In the matter between: THE STANDARD BANK OF S. A. LIMITED, PLAINTIFF and RICE NKOSINATHI MOKOENA, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD WESTMEAD, PINETOWN**

The Property is situate at: ERF 3099 PINETOWN, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 2 194 (TWO THOUSAND ONE HUNDRED

AND NINETY FOUR) SQUARE METRES

HELD under DEED OF TRANSFER NO. T 42484/2010

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: 21 ENTABENI ROAD, PINETOWN.

(MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT)

ZONING: Special Residential (nothing guaranteed)

IMPROVEMENTS (NOT GUARANTEED)

The following information is furnished but not guaranteed:

Dwelling comprising of: - 4 x bedroom, 1 x Kitchen, 1 x Lounge, 1 x Dining Room, 1 x Family Room, 2 x Bathroom and 1 x WC

TAKE FURTHER NOTICE THAT:-

1. The sale in execution is pursuant to a judgement obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff 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
4. 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 cost according to court rules apply.

The full conditions of sale may be inspected at the offices for the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

Dated at DURBAN, 2023-04-25.

Attorneys for Plaintiff(s): S D MOLOI AND ASSOCIATES INC., 39 ST THOMAS ROAD, BEREA, MUSGRAVE, DURBAN. Telephone: (031) 3012812. Fax: 0865779806. Attorney Ref: 0014-18.

**Case No: 22048/2020**

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 TEBOGO GODFREY MPELA (IDENTITY NUMBER: 860929 5539 084), FIRST DEFENDANT & KEFILWE MPELA (IDENTITY NUMBER: 850307 0817 080), SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-07-06, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above mentioned suit, a sale with a reserve price of R1 161 000.00, will be held by the SHERIFF OF THE HIGH COURT, KEMPTON PARK at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 on THURSDAY the 06TH of JULY 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, KEMPTON PARK during office hours.

CERTAIN: ERF 419 ALLEN GROVE EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 1 024 (ONE THOUSAND AND TWENTY-FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO T65014/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 124 PATRIDGE AVENUE, ALLEN GROVE EXTENSION 4, KEMPTON PARK.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 4 BEDROOMS, 2 BATHROOMS, TV/LIVING ROOM, DINING ROOM, LOUNGE, KITCHEN, LAUNDRY ROOM, 2 GARAGES, SHED,

SWIMMING POOL, LAPA.

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 KEMPTON PARK, 5 ANEMOON STREET, GLEN MARIAS EXTENSION 1, 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 KEMPTON PARK.

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, 2023-05-10.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CN/MAT63065.

**Case No: 32897/2022**

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

**In the matter between: REFILWE MASHABA (IDENTITY NUMBER: 860628 0845 088), FIRST DEFENDANT, REFILWE MASHABA N.O. (IDENTITY NUMBER: 860628 0845 088), SECOND DEFENDANT & MASTER OF THE HIGH COURT (JOHANNESBURG - Administration of Deceased Estates Department), THIRD DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-07-04, 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 above mentioned suit, a sale with a reserve price of R448 000.00, will be held by the SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW on TUESDAY the 04TH of JULY 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 JOHANNESBURG SOUTH during office hours.

CERTAIN: ERF 1389 TURFFONTEIN TOWNSHIP, REGISTRATION DIVISION I.R.; PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY-FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO T19407/2006

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

ALSO KNOWN AS: 20 STANTON STREET, TURFFONTEIN

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

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM

OUTBUILDING: 2 BEDROOMS, TOILET

WALLING: BRICK & PLASTER, PAVING: CONCRETE

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, 2023-05-05.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT61765.

Case No: 6813/2022

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 REUBEN MALEMA (IDENTITY NUMBER: 830429 5631 087) FIRST DEFENDANT; MASA SYLVESTER MOTADI (IDENTITY NUMBER: 821209 5345 081), SECOND DEFENDANT & LYDIA AMANDA MALEMA (IDENTITY NUMBER: 870402 0948 088), THIRD DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-07-06, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above-mentioned suit, a sale with a reserve price of R4 059 362.45, will be held by the SHERIFF OF THE HIGH COURT, KEMPTON PARK at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 on THURSDAY the 06TH of JULY 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, KEMPTON PARK during office hours.

CERTAIN: ERF 3913 MIDSTREAM EXTENSION 50 TOWNSHIP, REGISTRATION DIVISION J.R, GAUTENG PROVINCE

MEASURING 800 (EIGHT HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NO T6306/2021

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF MIDSTREAM HILL HOMEOWNER'S ASSOCIATION NPC (REGISTRATION NUMBER 2009/015026/08)

ALSO KNOWN AS: 3913 MIDSTREAM HILL ESTATE, 17 GLACIER DRIVE, MIDSTREAM HILL, CENTURION, 0157

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

6 BEDROOMS, 4 BATHROOMS, TV/LIVING ROOM, DINING ROOM, LOUNGE, KITCHEN, 2 GARAGES AND SWIMMING POOL.

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 KEMPTON PARK, 5 ANEMOON STREET, GLEN MARIAS EXTENSION 1, 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 KEMPTON PARK.

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, 2023-05-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT75270.

Case No: 57689/2020

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

**In the matter between: FIRSTSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and THABANE EDWARD MQWATHI (IDENTITY NUMBER: 830116 5718 085), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-07-06, 10:00, 91 GENERAL HERTZOG ROAD THREE RIVERS VEREENIGING**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above mentioned suit, a sale with a reserve price of R318 000.00, will be held by the SHERIFF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING, will be put up to auction on THURSDAY, 06 JULY 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 VEREENIGING.

CERTAIN: PORTION 492 OF ERF 2281 SAVANNA CITY EXTENSION 1 TOWNSHIP/REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG

MEASURING 209 (TWO HUNDRED AND NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T9221/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 2281/492 GIBBA CRESCENT, SAVANNA CITY EXT 1

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

A DWELLING HOUSE WITH TILLED ROOF, 2 BEDROOMS, KITCHEN, LOUNGE, TOILET/ BATHROOM.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff of the High Court, VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The Rule of this auction is available 24 hours before the auction at the office of the Sheriff VEREENIGING.

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, 2023-05-10.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, VEZI DE BEER ATTORNEYS. Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/CM/MAT63348.

Case No: 7493/2022

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and ANTHONY DAVID KAPLAN (IDENTITY NUMBER: 730714 5064 087),  
DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-07-07, 14:00 612 VOORTREKKER ROAD, BRAKPAN**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, above mentioned suit, a sale with a reserve price of R380 000.00, will be held by the SHERIFF OF THE HIGH COURT BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN on FRIDAY the 07TH of JULY 2023 at 14:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BRAKPAN during office hours.

CERTAIN:

A Unit consisting of -

(a) SECTION NUMBER.68 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS00973/08, IN THE SCHEME KNOWN AS MARSENA LODGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT PORTION 71 OF THE FARM WELTEVREDEN NO 118 REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG LOCAL AUTHORITY EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 69 (SIXTY-NINE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST095100/08

ALSO KNOWN AS: SEC 68 MARSENA LODGE, 60 MURIEL STREET, BRENTURST

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

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, TOILET.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by 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 BRAKPAN, 612 VOORTREKKER ROAD, BRAKPAN, 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 BRAKPAN.

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-05-10.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA  
Telephone: 012 361 5640. Attorney Ref: N CROUS/LJ/MAT75710

Case No: 35813/2022

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 THEMBELIHLE ISAAC MAHLAMBE (IDENTITY NUMBER: 820617 5465 082), FIRST DEFENDANT & PHILISILE FAVOURANCE MAHLAMBE (IDENTITY NUMBER: 900608 0719 089), SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-07-06, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above-mentioned suit, a sale with a reserve price of R750 000.00, will be held by the SHERIFF OF THE HIGH COURT, KEMPTON PARK at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 on THURSDAY the 06TH of JULY 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, KEMPTON PARK during office hours.

CERTAIN: ERF 65 BONAEROPARK TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 840 (EIGHT HUNDRED AND FORTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T1308/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 48 ALDER GROVE, BONAEROPARK, 1619

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

3 BEDROOMS, 3 BATHROOMS, TV/LIVING ROOM, DINING ROOM, LOUNGE, KITCHEN, 2 GARAGES

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF KEMPTON PARK, 5 ANEMOON STREET, GLEN MARIAS EXTENSION 1, 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 KEMPTON PARK.

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, 2023-05-10.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT74647.

Case No: 85468/2019

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and TEBHO ENOCK MOSALA (ID: 7712025700082) FIRST DEFENDANT & MARTHA MATI MOSALA (ID: 8209291010089) SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-07-06, 10:00, 91 GENERAL HERTZOG STREET THREE RIVERS**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above mentioned suit, a sale with a reserve price of R890 000.00, will be held by the SHERIFF OF THE HIGH COURT, VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS on THURSDAY the 06th of JULY 2023 at

10:00 of the undermentioned property of the First and Second Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, VEREENIGING during office hours.

CERTAIN: ERF 96 FALCON RIDGE TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG

MEASURING 1 105 (ONE THOUSAND ONE HUNDRED AND FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T03197/2016

SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFOREMENTIONED DEED OF TRANSFER  
ALSO KNOWN AS: 8 SWAN STREET, FALCON RIDGE.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 3 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, 2 TOILETS, 2 BATHROOMS, 2 GARAGES, SWIMMING POOL.

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 VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING 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 VEREENIGING.

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) in cash;

(d) Registration conditions.

Dated at PRETORIA, PRETORIA.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/CN/MAT60699.

**Case No: 9771/2021**

IN THE MAGISTRATE'S COURT FOR

(THE DISTRICT OF JOHANNESBURG NORTH HELD AT RANDBURG)

**In the matter between: THE BODY CORPORATE OF THE HYPERION, Plaintiff and ANDREW WAGENER,  
FIRSTRAND BANK LIMITED AND CITY OF JOHANNESBURG, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-04, 11:00, SHERIFF RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT,  
HALFWAY HOUSE, MIDRAND**

A unit consisting of

(a) SECTION TITLE UNIT 199 as shown and more fully described on Sectional Plan No SS 929 / 2009 in the scheme known as THE HYPERION in respect of the land and building or buildings situated at UNIT 199, THE HYPERION, 45 HYPERION DRIVE, NOORDHANG EXTENSION 22, JOHANNESBURG, of which section the floor area, according to the said sectional plan is 52 (Fifty Two) square metres in extent and

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

IN EXTENT: 52 (FIFTY TWO) SQUARE METRES;

HELD BY: Deed of Transfer No. ST 2475 / 2016 and subject to the conditions contained therein.

MORE specifically known as UNIT 199, THE HYPERION, 45 HYPERION DRIVE, NOORDHANG EXTENSION 22, JOHANNESBURG.

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

Property Description: The premises is a Sectional Title Unit. The unit consists of a kitchen, lounge, two bedrooms and bathroom.

The terms are as follows \_

1 10% (ten percent) of the purchase price in cash, bank guaranteed cheque or by way of an electronic funds transfer on the day of the sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the execution creditor and to be furnished within 21 (twenty one) days from date of sale;

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

3 auctioneers charges payable on the day of the sale, to be calculated as follows: 6% (Six Percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and 3.5 % (Three And A Half Percent) on R100 001.00 to R400 000.00 AND 1.5% on the balance thereof, of the proceeds of the sale, subject to a maximum commission of R40 000.00 (Forty Thousand Rand) PLUS VAT in total and a minimum of R3 000.00 (Three Thousand Rand), (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account) which commission shall be paid by the Purchaser.

The estimated cost of advertising the auction is R6, 500.00.

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

#### RULES OF AUCTION -

A copy of the Rules of Auction is available from the offices of the Sheriff Sandton South

#### TAKE FURTHER NOTE THAT -

1 the Notice of Sale is in accordance with the provisions of Rule 43 of the Magistrate Court Rules, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), the Regulations promulgated thereunder and the "Rules of Auction", where applicable;

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

3 a Registration Fee of R10, 000.00 (Ten Thousand Rand) is payable by electronic funds transfer before sale;

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

5 a copy of the CPA and the Regulations thereto, are available at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations).

Dated at EDENVALE, 2023-05-18.

Attorneys for Plaintiff(s): DE PINHO ATTORNEYS INC., 20A MARE ROAD, EDENVALE. Telephone: 0110579933. Fax: 0866632851. Attorney Ref: 338 -101084.

**Case No: 4249/2018**

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

**In the matter between: INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTH AFRICA, Plaintiff and  
AFT PLASTICS PROPRIETARY LIMITED, Defendant**

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

**2023-06-22, 10:00, 5 ANEMOON STREET, GLEN MARAIS, EXT 1, KEMPTEON PARK**

#### DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE:

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on the 22 June 2023 at the office of the Sheriff Kempton Park & Tembisa at 5 Anemoon street, Glen Marais EXT 1

1. ERF 205 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE GAUTENG, MEASURING 4 447 (FOUR THOUSAND FOUR HUNDRED AND FORTY SEVEN) SQUARE METERS, HELD BY DEED OF TRANSFER NO. T000078640/2011, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. ALSO KNOWN AS: 4 Derrik Road, Spartan, Kempton Park

2. ERF 206 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE GAUTENG, MEASURING 3990 (THREE THOUSAND NINE HUNDRED AND NINETY) SQUARE METERS, HELD BY DEED OF TRANSFER NO. T000078640/2011, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. ALSO KNOWN AS: 47 RIGGER ROAD, SPARTAN, KEMPTON PARK.

The sale shall be subject to the following conditions:

1. The property shall be sold by the sheriff of KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS to the highest bidder reservation price of will be communicated with the sheriff at a later stage.

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 there under 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 of Kempton Park & Tembisa, at 5 Anemoon Street, Glen Marais, EXT 1, Kempton Park to the highest bidder without 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.

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

## 3. SIGNING AND CAPACITY

3.1. The purchaser shall, as soon as possible after the sale, and immediately on being requested by the sheriff, sign these conditions of sale.

3.2. If the purchaser purchases in a representative capacity, the purchaser shall disclose the name of the principal or person on whose behalf the property is being purchased.

3.3. The purchaser shall not be entitled to nominate a third party to obtain transfer of the property in his/her/its stead. This clause may not be overruled by adding the words "or nominee" or similar wording to the signature of the purchaser or anywhere else.

## 4. PAYMENT OF PURCHASE PRICE

4.1. 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.

4.2. 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.

4.3. 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 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. Should the purchaser fail to furnish the sheriff with a bank guarantee or fail to pay the balance of the purchase price to the sheriff within the stipulated time period, the sheriff may in his/her sole discretion grant the purchaser a 5-day extension within which to provide the required bank guarantee or make such payment.

4.4. In the event that the purchaser being the execution creditor who is also a consumer exempted in terms of Section 5(2)(b) of the Consumer Protection Act, 68 of 2008, the execution creditor shall not be required to make any deposit nor furnish a guarantee as provided for in terms of 4.1 and 4.3, except insofar as the purchase price may exceed the total amount as set out in the warrant of execution. The difference between the purchase price and the total amount as set out in the warrant of execution, is to be paid or secured to the sheriff within 21 days from the date of sale, without demand. Such execution creditor shall at the date of registration of transfer provide the sheriff with satisfactory proof that the judgment debtor's account has been credited accordingly.

## 5. SHERIFF'S COMMISSION

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

5.1.1. 6% on the first R100 000.00, and

5.1.2. 3.5% on R100 001.00 to R400 000.00, and

5.1.3. 1.5% on the balance of the proceeds of the sale,

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

#### 6. FURTHER COSTS AND CHARGES

6.1. The purchaser shall be liable for and pay, within 10 days of being requested to do so by the appointed conveyancer, the following:

6.1.1. All amounts due to the municipality servicing the property, in terms of section 118(1) of the Local Government Municipal Systems Act, 2000 (Act No. 32 of 2000), for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties that may be due to a municipality;

6.1.2. Where applicable, all levies due to a body corporate in terms of the Sectional Titles Act, 1986 (Act No. 95 of 1986) or amounts due to a homeowners or other association which renders services to the property; and

6.1.3. The costs of transfer, including conveyancing fees, transfer duty or VAT, Deeds Office levies and any other amount necessary for the passing of transfer to the purchaser.

6.2. The purchaser is hereby informed of the following charges:

6.2.1. All amounts due to the municipality in terms of section 118(1) of the Local Government Municipal Systems Act, Act 32 of 2000, estimated at R 20 194.80

6.2.2. Arrears charges payable in terms of the Sectional Titles Act, Act 95 of 1996, estimated at R n/a.

6.3. The purchaser notes that the amounts indicated by the sheriff as owing in respect of clause 6.2 are estimates only. Neither the sheriff nor the execution creditor warrants the accuracy of these estimates. The purchaser shall not be able to avoid his/her/its obligations hereunder, nor will the purchaser have any claims against the sheriff or the execution creditor, arising out of the fact that the amounts actually owing in terms of clause 6.2 are greater than the estimated charges as stated by the sheriff. The actual amounts owing in respect thereof must be paid by the purchaser in terms of clause 6.2.

#### 7. FICA AND SIGNING OF TRANSFER DOCUMENTATION

7.1. The purchaser shall within 5 days of being requested to do so by the conveyancer furnish the conveyancer with all information and documents necessary to enable him or her to comply with the Financial Intelligence Centre Act, 2001 (Act No. 38 of 2001) and draft all necessary documentation.

7.2. Further, the purchaser shall within 5 days of being requested to do so by the conveyancer sign all necessary documentation for the conveyancer to attend to the registration of transfer of the property.

#### 8. COMPLIANCE CERTIFICATES

8.1. The purchaser shall at his/her own cost obtain a valid electrical installations certificate of compliance and test report, in the prescribed form, as required in the Electrical Installation Regulations, 2009 and an electric fence system certificate of compliance in the prescribed form as required in the Electrical Machinery Regulations, 2011 issued in terms of the Occupational Health and Safety Act, 1993. The purchaser agrees that this undertaking relieves the sheriff and the execution creditor from any duty that may be imposed upon either or both of them in terms of Section 10 of the Occupational Health and Safety Act, 1993. The purchaser accordingly agrees that there is no obligation on the sheriff or execution creditor to furnish the said electrical installations certificate of compliance and test report.

8.2. If required, the purchaser shall at his/her/its own cost obtain a valid Entomologist's certificate.

8.3. If required, the purchaser shall at his/her/its own cost obtain a valid gas installation and plumbing certificate of compliance and test report.

#### 9. POSSESSION, RISK AND OCCUPATION

9.1. 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;

9.2. 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.

9.3. Upon the purchaser taking possession, the property shall be at the risk and profit of the purchaser;

9.4. The execution creditor and the sheriff give no warranty that the purchaser shall be able to obtain personal and/or vacant occupation of the property or that the property is unoccupied;

10. The purchaser shall be solely responsible for ejecting any person or other occupier claiming occupation, including a tenant, at the purchaser's cost. No obligation to do so shall vest in the sheriff and/or the execution creditor.

#### 11. TRANSFER AND LIABILITY FOR DELAY

11.1. The purchaser shall be entitled to obtain transfer forthwith upon payment of the whole purchase price and compliance with clauses 5 and 6 and, if applicable, clause 9(2), alternatively transfer shall be passed only after the purchaser has complied with the provisions of clauses 4, 5 and 6 and, if applicable, clause 9(2).

11.2. If the transfer is delayed by the purchaser, due to the purchaser failing to comply with clauses 4, 5 and 6 and, if applicable, clause 9(2) within the stipulated time frames, the purchaser shall be liable for interest at

the [fixed/variable] rate of 9.45% nominal per annum compounded daily, on the purchase price, as from the date of the delay.

#### 12. INSURANCE

12.1. The sheriff may demand that any improvements to the property sold shall be immediately insured by the purchaser for their full value, proof of insurance given to the sheriff and such insurance policy kept in force until transfer is registered; and

12.2. Should the purchaser fail to comply with the obligations as set out in clause 11.1 the sheriff may effect the necessary insurance, on behalf of the purchaser, the cost of which insurance shall be for the purchaser's account.

#### 13. TITLE DEED, SERVITUDES AND CONDITIONS OF ESTABLISHMENT

13.1. The property is sold as represented by the Title Deeds and diagram or sectional plan and the sheriff is not liable for any deficiency that may be found to exist. The property is sold as it stands (voetstoots) and without warranty or representation and also subject to all servitudes and conditions specified in the Deed of Transfer, including any real rights reserved in favour of a developer or body corporate in terms of Section 25 of the Sectional Titles Act, No. 95 of 1986. Notwithstanding anything to the contrary hereinbefore contained, the property is sold free from any title conditions pertaining to the reservation of personal servitudes in favour of third parties and in respect of which servitudes preference has been waived by the holder thereof in favour of the execution creditor.

13.2. The sheriff and the execution creditor shall not be obliged to point out any boundaries, beacons or pegs in respect of the property hereby sold.

13.3. The sheriff and the execution creditor shall not be liable for any deficiency that may be found to exist in the property.

#### 14. CONVEYANCER

14.1. The execution creditor shall appoint the conveyancer to effect transfer of the property to the purchaser. Provided that the sheriff shall be entitled to appoint a new conveyancer should the conveyancer appointed by the execution creditor not proceed timeously or satisfactorily with the transfer.

14.2. The conveyancer's details are as follows:

14.2.1. Name:

14.2.2. Name of firm:

14.2.3. Tel:

14.2.4. Email:

#### 15. SALE SUBJECT TO EXISTING RIGHTS

15.1. Where the Property is subject to a lease agreement and the sheriff is aware of the existence of such tenancy then:

15.1.1. if that lease was concluded before the execution creditor's mortgage bond was registered, then the property shall be sold subject to such tenancy; or

15.1.2. if the lease was concluded after the execution creditor's mortgage bond was registered, the property shall be offered first subject to the lease and if the selling price does not cover the amount owing to the execution creditor as reflected on the Warrant of execution, then the property shall be offered immediately thereafter free of the lease.

15.2. The property is furthermore sold subject to any lien or liens in respect thereof.

#### 16. JOINT AND SEVERAL LIABILITY

In the event of there being more than one purchaser, they will be jointly and severally liable in terms hereof.

#### 17. SURETYSHIP

In the event of the purchaser being a Company, Close Corporation or a Trustee/Trustees, or any person acting in a representative capacity, then the person signing these conditions of sale shall be deemed to have bound himself/herself/themselves as surety(ies) and co-principal debtor(s) for all the obligations of the purchaser (and, if applicable, jointly and severally with any other persons signing these conditions of sale on behalf of the purchaser), such surety(ies) hereby renouncing the benefits of excussion and division, no value received and errors in calculation, the effect of which he/she/they acknowledge himself/ herself/ themselves to be aware.

#### 18. CANCELLATION OF SALE AND EVICTION

18.1. If the purchaser fails to carry out any obligation due by the purchaser under these conditions of sale, the sale may be cancelled by a judge summarily on the report of the sheriff after due notice to the purchaser, and the property may again be put up for sale.

18.2. In the event of the circumstances in clause 17 occurring, the purchaser shall be responsible for any loss sustained by reason of such default, which loss may, on the application of any aggrieved creditor whose name appears on the sheriff's distribution account, be recovered from the purchaser under judgment of a judge pronounced on a written report by the sheriff, after such purchaser has been given notice in writing that such report will be laid before the judge for such purpose.

18.3. If the purchaser is already in possession of the property, the sheriff may, on notice to affected parties, apply to a judge for an order evicting the purchaser or any person claiming to occupy the property through the purchaser or otherwise occupying the property.

18.4. In the event of the sale being cancelled as aforesaid the deposit shall be retained by the sheriff in trust for such period that is stipulated in the judgment in terms of Rule 46(11) of the Uniform Rules or if no such period is stipulated therein then until such time that the property has been sold to a third party and the execution creditor's damages have been quantified and judgment has been granted in respect thereof.

#### 19. ADDRESS FOR LEGAL PROCEEDINGS

The purchaser chooses the address set out in Annexure "A" hereunder as his/her/its address for the service of all legal process, forms, notices and documents in respect of any legal proceedings which may be instituted following from this sale or its cancellation (domicilium citandi et executandi). In the event of the purchaser failing to choose a domicilium citandi et executandi hereunder, the property which is the subject matter of the sale will be deemed to be the purchaser's domicilium citandi et executandi.

Dated at RANDBURG, 2023-05-30.

Attorneys for Plaintiff(s): MAMATELA ATTORNEYS, OMSA HOUSE, RABIE & AIMEE STREET, FONTAINEBLEAU, RANDBURG, JOHANNESBURG. Telephone: 010 446 9685. Attorney Ref: MR MAMATELA-AFT/IDC-003/18. Attorney Acct: Account Holder: Mamatela Attorneys Incorporated Bank: FNB Account: 62468718013, Branch: 250455.

**Case No: 64357/2017**

**Docex: 31**

#### IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (1962/00738/06), Plaintiff and Silias Dennis Mbata, First Defendant and Sibongile Jeanette Mbata, Second Defendant**

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

**2023-07-06, 10:00, Sheriff Pretoria South West, Azania Building, cn Iscor Avenue & Iron Terrace, West Park, Pretoria**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order 19 July 2021 at the office of the Sheriff, Pretoria South West, Azania Building, cnr Iscor Avenue and Iron Terrace, West Park, Pretoria on 6 July 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Pretoria South West, at the same address as above, and will also be read out prior to the sale.

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

Description: Erf 130 Kwaggasrand Township, Registration Division: J.R., The Province of Gauteng, In Extent 924 square metres, Held by Deed of Transfer no. T 140147/2002

Also known as: Erf 130 Kwaggasrand Township also known as 121 Mooimeisie Street, Kwaggasrand, Pretoria, Gauteng Province

Zoned: Residential

Nothing guaranteed in this regard:

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

Take note of the following requirements for all prospective buyers: 1. As required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at Pretoria, 2023-06-08.

Attorneys for Plaintiff(s): HAASBROEK & BOEZAART, HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Fax: 0866732397. Attorney Ref: S1234/7440.

Case No: 55002/2020

Docex: 31

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (1962/00738/06), Plaintiff and Christo Verwey, First Defendant and Susanna Josina Verwey, Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-06, 10:00, Sheriff Pretoria South West, Azania Building, cn Iscor Avenue & Iron Terrace, West Park, Pretoria**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order 7 June 2022 at the office of the Sheriff, Pretoria South West, Azania Building, cnr Iscor Avenue and Iron Terrace, West Park, Pretoria on 6 July 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Pretoria South West, at the same address as above, and will also be read out prior to the sale.

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

Description: Portion 1 of Erf 194 Booyens (PTA) Township, Registration Division: J.R., The Province of Gauteng, In Extent 1195 square metres, Held by Deed of Transfer no. T 90125/1997

Also known as: Portion 1 of Erf 194 Booyens (PTA) Township also known as 1235 Hjalmer Street, Booyens, Pretoria, Gauteng Province

Zoned: Residential

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of: 3 x bedrooms, 1 x bathroom, lounge, dining room, 2 x garages, 1 servant room

Take note of the following requirements for all prospective buyers: 1. As required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at Pretoria, 2023-06-08.

Attorneys for Plaintiff(s): HAASBROEK & BOEZAART, HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10105.

Case No: 23578/2021

Docex: 31

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and Motshwane's Machine Moving and Rigging CC (Reg. No. 2002/074472/23), Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-07, 10:00, Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 20 August 2021 at the office of the Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort on 7 July 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Roodepoort, at the same address as above and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 193 Constantia Kloof Extension 1 Township, Registration Division: I.Q.,

Province Of Gauteng, In Extent: 1919 square metres, Held by Deed of Transfer No. T25448/2011

Street address: Erf 193 Constantia Kloof Extension 1 Township, also known as 8 Yolande Drive, Constantia Kloof Extension 1, Roodepoort, Gauteng Province.

Zone: Residential

Nothing guaranteed in this regard:

Improvements: Brick Fencing, Plastered outer walls, Galvanized iron Roof, Tiles inner floor dwelling consists of: 3 x bedrooms, TV/living room, 2 x lounges, 2 x bathrooms, dining room, 1 x study, kitchen, pantry, laundry, store room, swimming pool, bar, 3 x garages, 4 x carports

Take note of the following requirements for all prospective buyers:

1. As required by the sheriff, a refundable registration fee is payable on date of auction.

2. Presentation

to the Sheriff of the following FICA documents:

2.1 Copy of Identity Document.

2.2 Proof of residential address.

Dated at Pretoria, 2023-06-08.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10089.

**Case No: 11795/2020**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and Thembekile Meshack Ngubelanga, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-04, 10:00, Sheriff Johannesburg South, Shop no. 2 Vista Centre, 22 Hillary Road, cnr Trevor Street, Gillview**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 5 October 2020 at the office of the Sheriff of Johannesburg South, Shop no. 2 Vista Centre, 22 Hillary Road, cnr Trevor Street, Gillview on 4 July 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg South, 24 hours prior to auction, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 300 Kenilworth Township, Registration Division: IR Gauteng

Province, Measuring : 495 square metres, Held by Deed of Transfer No. T82564/2004

Also known as: Erf 300 Kenilworth Township also known as 132 De Villiers Street, Kenilworth, Johannesburg

Zoned: Residential

Nothing guaranteed in this regard:

Improvements: Dwelling Consisting of : 2 & half bedrooms, 1 bathroom, lounge/dining room, kitchen, garage, carport 1. Take note of the following requirements for all prospective buyers: 1. Registration as buyer is a pre-requisite subject to conditions, Inter Alia: (a) Directive of the consumer protection Act 68 of 2008 (URL: <http://www.infp.gov.za/view/DownloadfileAction?id=99961>) (b) FICA-LEGISLATION - Proof of identity and address particulars (c) Payment of a registration fee of - R 50 000.00 - in cash or EFT that must reflect in the Sheriff's account prior to the sale. (d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The office of the Sheriff for Johannesburg South will conduct the sale with auctioneers J.A. Thomas and/or P Ora and/or J Jegels.

Dated at Pretoria, 2023-06-08.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9572.

**Case No: 48289/2020**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa, Plaintiff and Santhiran Anandhan Gounden, First Defendant and Samantha Eleanor Saldanha, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-04, 11:00, Sheriff Sandton North, 24 Rhodes Street, Kensington 'B', Randburg**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa,

Gauteng Division, Pretoria, as per Court Order Dated 3 August 2022 at the office of the Sheriff Sandton North, 24 Rhodes Street, Kensington 'B', Randburg on 4 July 2022 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Sandton North at same address as above and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 174 Sunninghill Township, Registration Division IR., Held by Deed of Transfer T61018/2005

Street address: Erf 174 Sunninghill Township, also known as 30 Tesla Crescent,  
Sunninghill, Sandton, Gauteng Province,  
Zone Residential

Nothing guaranteed in this regard;

Improvements: consists of : 4 x bedrooms, 2 x bathrooms, TV/Living room, 1 x lounge, 1 x dining room, 1 x kitchen, 1 x garages, 1 x carport, Lapa, 1 x brick paving, 1 x fencing - Brick, Outer Wall Finishing - Facebrick, Roof Finishing - Tiles

Take note of the following requirements for all prospective buyers: 1. As required by the sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at Pretoria, 2023-06-08.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10054.

**Case No: 55971/2020**

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

**In the matter between: NEDBANK LTD, Plaintiff and NTSANGALALA HOLDINGS (PTY) LTD - 1ST  
DEFENDANT and STELLA MASHEGO - 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-06-28, 09:00, Sheriff's office Mbombela, 99 Jacaranda Street, West Acres, Mbombela**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court, a sale without reserve to the highest bidder, will be held by the office of the Sheriff Mbombela at 99 Jacaranda Street, West Acres, Mbombela on 28 JUNE 2023 at 10:00 of the undermentioned property.

ERF 1748 WEST ACRES EXTENTION 20 TOWNSHIP, REGISTRATION DIVISION: JT, PROVINCE OF MPUMALANGA

MEASURING: 1 230 (ONE TWO THREE ZERO) SQUARE METRES

HELD UNDER DEED OF TRANSFER NO: T5179/2016

ALSO KNOWN AS: 97 BELLADONNA ROAD, WEST ACRES

Zoned: residential

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 R3000.00 plus vat.

2. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale.

3. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Mbombela at 99 Jacaranda Street, Mbombela.

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

a) Directive of the Consumer Protection Act 68 of 2008 & Rule 46 of the Uniform Court Rules (url <http://www.info.gov.za/view/downloadfileactionid=99961>).

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

c) Payment of a registration fee - R10 000.00 CASH - refundable after sale, if not buying.

d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, during office hours at the Sheriff Mbombela at 99 Jacaranda Street, Mbombela.

Dated at Pretoria, 2023-06-05.

Attorneys for Plaintiff(s): Weavind & Weavind Inc, Block E, Glenfield Office Park, 361 Oberon Street, Faerie Glen, Pretoria. Telephone: 0123463098. Fax: 0865102920. Attorney Ref: N24184.

**Case No: 55971/2020**

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

**In the matter between: NEDBANK LTD, Plaintiff and NTSANGALALA HOLDINGS (PTY) LTD - 1ST  
DEFENDANT and STELLA MASHEGO - 2ND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-06-28, 09:00, Sheriff's office Mbombela, 99 Jacaranda Street, West Acres, Mbombela**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court, a sale without reserve to the highest bidder, will be held by the office of the Sheriff Mbombela at 99 Jacaranda Street, West Acres, Mbombela on 28 June 2023 at 10:00 of the undermentioned property.

ERF 1747 WEST ACRES EXTENTION 20 TOWNSHIP, REGISTRATION DIVISION: JT, PROVINCE OF MPUMALANGA

MEASURING: 1 723 (ONE SEVEN TWO THREE) SQUARE METRES

HELD UNDER DEED OF TRANSFER NO: T5179/2016

ALSO KNOWN AS: 95 BELLADONNA ROAD, WEST ACRES

Zoned: residential

MAIN HOUSE - DOUBLE GARAGE AND STORAGE ON LOWER GROUND. A STAIRCASE LEADING UP FROM THE FRONT DOOR TO AN OPEN PLAN FOYER ON THE UPPER LEVEL. ON THE UPPER LEVEL IS A LOUNGE DINING ROOM, KITCHEN, 3 X BEDROOMS & 3 X BATHROOMS. JACUZZI. AT THE BACK OF THE HOUSE IS A STAFF ROOM WITH A BATHROOM. OUTSIDE IS A POOL & LAPA.

SECOND HOUSE - SPLIT IN 2 UNITS. EACH UNIT CONSISTS OF 2 X BEDROOMS, LIVING ROOM, KITCHEN AND BATHROOM.

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

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

2. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale.

3. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Mbombela at 99 Jacaranda Street, Mbombela.

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

a) Directive of the Consumer Protection Act 68 of 2008 & Rule 46 of the Uniform Court Rules (url <http://www.info.gov.za/view/downloadfileactionid=99961>).

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

c) Payment of a registration fee - R10 000.00 CASH - refundable after sale, if not buying.

d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, during office hours at the Sheriff Mbombela at 99 Jacaranda Street, Mbombela.

Dated at Pretoria, 2023-06-05.

Attorneys for Plaintiff(s): Weavind & Weavind Inc, Block E, Glenfield Office Park, 361 Oberon Street, Faerie Glen, Pretoria. Telephone: 0123463098. Fax: 0865102920. Attorney Ref: N24184.

Case No: 2288/2020

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and SIFISO  
DERRICK GUMEDE, 1<sup>st</sup> Defendant & REFILWE MOIRA GUMEDE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET,  
WITBANK**

A Sale in execution will be held by the SHERIFF OF THE HIGH COURT WITBANK on 28th day of June 2023 at 10h00 at the SHERIFF WITBANK, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK, of the Defendants' property, described below with the reserve price of R400 000.00

ERF 1209 DUVHAPARK EXTENSION 2 TOWNSHIP

REGISTRATION DIVISION J.S.,

PROVINCE OF MPUMALANGA

MEASURING 302 (THREE HUNDRED AND TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T94/2009

SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property")

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

A dwelling consisting of:

A Tiled Roof,

3 X Bedrooms,

1 X Bathroom,

1 X Kitchen

1 X Lounge

A Carport

Other Improvements: Outbuilding: fencing: Brick Walls.

Inspect conditions at SHERIFF'S OFFICE WITBANK, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK.

TELEPHONE NUMBER: (013) 650 1669.

Dated at JOHANNESBURG, 2023-06-02.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Telephone: 011 028 1258. Fax: 011 312 83250. Attorney Ref: M00187. Attorney Acct: KHUTSO NKUNA.

Case No: 522/2021

Docex: 351

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION  
NUMBER: 2006/021576/07), Plaintiff and MMOPA MAPOTLE (IDENTITY NUMBER: 8911201416088),  
Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 09:00, Sheriff of the High Court Thabazimbi at 10 Steenbok Street, Thabazimbi**

In pursuance of a judgment and warrant granted on 22 April 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 June 2023 at 09:00 by the Sheriff of the High Court Thabazimbi at 10 Steenbok Street, Thabazimbi to the highest bidder:- CERTAIN: ERF 5709 NORTHAM EXTENSION 10 TOWNSHIP SITUATED: 5709 Lefika, Cnr of 1st and Brits Road, Northam Extension 10, Thabazimbi, 0360 MAGISTERIAL DISTRICT: THABAZIMBI REGISTRATION DIVISION: K.Q., LIMPOPO PROVINCE MEASURING: 327 (THREE 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: 1 x Lounge; 1 x Kitchen; 3 x Bedrooms; and 1 x Bathroom. DWELLING CONSISTS OF: RESIDENTIAL

HELD by the DEFENDANT, MMOPA MAPOTLE (IDENTITY NUMBER: 8911201416088), under name under Deed of Transfer No. T8856/2018. Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. All FICA documents required before the auction. 2. A registration fee of R40 000.00 is required. 3. Registration form to be completed before the auction. 4. Registration closes at 09h00 on the day of the auction. The full conditions may be inspected at the offices of the Sheriff of the High Court Thabazimbi at 10 Steenbok Street, Thabazimbi. 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, REF. am/WANIQUE ERASMUS/IC000227, C/O SMIT STANTON INCORPORATED, 29 WARREN STREET, MAHIKENG, 2745, PO BOX 117, MAHIKENG, 2745, 0183810180

Dated at Pretoria, 2023-06-08.

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 Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/WE/IC000227.

**Case No: 1256/2022**

**Docex: 351**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and MBULELO GIVEN DASTILE (IDENTITY NUMBER: 900413 5310 08 7), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 10:00, Sheriff of the High Court Port Elizabeth West at 68 Perkins Street, North End, Gqeberha**

In pursuance of a judgment and warrant granted on 8 November 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 June 2023 at 10:00 by the Sheriff of the High Court Port Elizabeth West at 68 Perkins Street, North End, Gqeberha to the highest bidder: CERTAIN: ERF 2600 MOUNT ROAD SITUATED: 91 Buxton Avenue, Gqeberha, 6201 MAGISTERIAL DISTRICT: Nelson Mandela Bay REGISTRATION DIVISION: PROVINCE OF THE EASTERN CAPE MEASURING: 225 (TWO HUNDRED AND TWENTY FIVE) SQUARE METRES Improvements:

The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 1 x Kitchen; 1 x Lounge; 3 x Bedrooms; 2 x Bathroom; Alarm System and Burglar Bars. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, MBULELO GIVEN DASTILE (IDENTITY NUMBER: 9004135310087), under his name under Deed of Transfer No. T2058/2020. The full conditions may be inspected at the offices of the Sheriff of the High Court Port Elizabeth West at 68 Perkins Street, North End, Gqeberha. DAVID MOSTERT, ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WANIQUE ERASMUS/IC000553, C/O LEXICON ATTORNEYS, CORNER OF Westbourne & CLEVEDON RoadS, Port Elizabeth Central, Port Elizabeth, 6001, E-mail: paul@lex-icon.co.za, Fax: (041) 373 7430, Tel: (041) 373 7434, DOCEX 55, PORT ELIZABETH

Dated at Pretoria, 2023-06-08.

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 Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624.. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/WE/IC000553.

Case No: 33456/2022

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 MICHEAL ANTHONY WESTWOOD (IDENTITY NUMBER: 700521 5225 08 9), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, Sheriff of the High Court Randburg South West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

In pursuance of a judgment and warrant granted on 11 October 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 29 June 2023 at 11:00 by the Sheriff of the High Court Randburg South West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall to the highest bidder:- CERTAIN: ERF 69 BLAIRGOWRIE TOWNSHIP SITUATED:36 Forbes Road, Blairgowrie, 2194 MAGISTERIAL DISTRICT: Johannesburg North REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG MEASURING:1244 (ONE THOUSAND TWO HUNDRED AND FORTY FOUR) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 4 x Bedrooms - Main is on suite; 1 x Bathroom; 1 x Dining Room; 1 x Lounge; 1 x Kitchen; Cottage - 1 bedroom; 1 x Laundry Room; Swimming Pool; Pavement; Electric Fencing; Fencing - Brick; Outer Wall Finishing - Plaster; Interior Floor Finishing - Carpets - Tiles - Wood. DWELLING CONSISTS OF: RESIDENTIAL HELD BY THE DEFENDANT, MICHEAL ANTHONY WESTWOOD (IDENTITY NUMBER: 7005215225089) , under his name under Deed of Transfer No. T2792/2019. The full conditions may be inspected at the offices of the Sheriff of the High Court Randburg South West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall. ATTORNEY FOR PLAINTIFF , LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WANIQUE ERASMUS/IC000574, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 004, Tel: (012) 492 5617, Fax: 086 664 1624

Dated at Pretoria, 2023-06-08.

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 Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624.. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/WE/IC000574.

Case No: 38857/2021

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 ALLISTAIR DANIELS (IDENTITY NUMBER: 900722 5167 08 5), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, Sheriff of the High Court Randburg South West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

In pursuance of a judgment and warrant granted on 7 April 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 29 June 2023 at 11:00 by the Sheriff Randburg South West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall to the highest bidder:- CERTAIN: 1. A Unit consisting of - a) Section Number 36 as shown and more fully described on Sectional Plan NO. SS369/2008 in the scheme known as OAKMONT in respect of the land and building or buildings situate at ZANDSPRUIT EXTENSION 27 TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan, is 56 (FIFTY SIX) SQUARE METRES IN extent; and b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; HELD BY DEED OF TRANSFER NUMBER ST48422/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. SITUATED: Unit 36 Oakmont, 28 Elberta Road, Zandspruit Extension 27, 2169 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: 2 x Bedrooms; 1 x Bathroom; 1 x Kitchen; and 1 x Lounge. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, ALLISTAIR DANIELS (IDENTITY NUMBER: 900722 5167 08 5), under his name under Deed of Transfer No ST48422/2016. The full conditions may be inspected at the offices of the Sheriff Randburg South West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall. 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, REF. SR/WE/IC000322, 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, 2023-06-08.

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 Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624.. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/WE/IC000322.

**Case No: 2615/2021**

**Docex: 351**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and AMAANULLA WAGGIE (IDENTITY NUMBER: 730331 5177 08 0), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 12:00, Sheriff of the High Court Port Elizabeth North at 12 Theale Street, Danellyn Building, North End, Gqeberha**

In pursuance of a judgment and warrant granted on 22 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 subject to a reserve price of R840 000.00 on 30 June 2023 at 12:00 by the Sheriff of the High Court Port Elizabeth North at 12 Theale Street, Danellyn Building, North End, Gqeberha to the highest bidder:- CERTAIN: ERF 362 COTSWOLD SITUATED: 26 Kingfisher Street, Cotswold Extension, Port Elizabeth, 6045 MAGISTERIAL DISTRICT: Nelson Mandela Bay REGISTRATION DIVISION: PROVINCE OF THE EASTERN CAPE MEASURING: 833 (EIGHT HUNDRED AND THIRTY THREE) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 3 x Bedrooms; 1 x Bathroom; 1 x Garage. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, AMAANULLA WAGGIE (IDENTITY NUMBER: 730331 5177 08 0), under his name under Deed of Transfer No. T3827/2020. The full conditions may be inspected at the offices of the Sheriff of the High Court Port Elizabeth North at 12 Theale Street, Danellyn Building, North End, Gqeberha. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WANIQUE ERASMUS/IC000379, C/O LEXICON ATTORNEYS, CORNER OF Westbourne & CLEVEDON RoadS, Port Elizabeth Central, Port Elizabeth, 6001, E-mail: paul@lex-icon.co.za, Fax: (041) 373 7430, Tel: (041) 373 7434, DOCEX 55, PORT ELIZABETH

Dated at Pretoria, 2023-06-08.

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 LEXICON ATTORNEYS, CORNER OF WESTBOURNE & CLEVEDON ROADS, PORT ELIZABETH CENTRAL, PORT ELIZABETH. TEL: (041). Telephone: (012) 817-4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/WE/IC000379.

Case No: 61644/2020

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 THEMBA MLOMBO (IDENTITY NUMBER: 920824 5100 08 6), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, Sheriff of the High Court Randburg South West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

In pursuance of a judgment and warrant granted on 5 November 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 29 June 2023 at 11:00 by the Sheriff of the High Court Randburg South West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall to the highest bidder:- CERTAIN: A unit consisting of: a) Section No. 271 as shown and more fully described on Sectional Plan No. SS1025/2015, in scheme known as Notting Hill in respect of the land and building or buildings situated at FERNDAL EXTENSION 32 TOWNSHIP LOCAL AUTHORITY city of Johannesburg Metropolitan Municipality which Section the floor area, according to the said sectional plan, is 63 (SIXTY THREE) square metres in Extent and b) an undivided share in the common property in the scheme apportioned to the said Section in accordance with the participation quotas endorsed on the said Sectional Plan. Held by Deed of Transfer Number ST67477/2019 and subject to such conditions as set out in the aforesaid Title Deed SITUATED: Section 271 Notting Hill, 11 Bottlebrush Street, Ferndale Extension 32, Randburg 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: 1 x Lounge; 1 x Kitchen; 2 x Bedrooms; 2 x Bathrooms; 1 x Carport; Swimming Pool and Tennis Court in Complex DWELLING CONSISTS OF: RESIDENTIAL HELD BY THE DEFENDANT, THEMBA MLOMBO (IDENTITY NUMBER: 9208245100086), under his name under Deed of Transfer No. ST67477/2019. The full conditions may be inspected at the offices of the Sheriff of the High Court Randburg South West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall. 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/WEIC000123, C/O Alant, Gell & Martin Incorporated, The Village Office Park, 309 Glenwood Road, Block B, 1st floor, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, TEL: (012) 492 5617, FAX: 086 664 1624

Dated at Pretoria, 2023-05-30.

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 Lexicon Attorneys, Corner Of Westbourne & Clevedon Roads, Port Elizabeth Central, Tel: (041) 373 7434. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/we/IC00123.

Case No: 2021/16151

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff and MDLETSHE: KHETHIWE KHANYISILE, 1<sup>st</sup> Defendant and LUBELO: THEMBALETHU WELCOME, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 10:00, SHERIFF OF THE HIGH COURT WESTONARIA, 50 EDWARDS AVENUE, JOHANNESBURG**

The property which, on 30 JUNE 2023 at 10H00, will be put up to auction at 50 EDWARDS AVENUE, WESTONARIA, in respect of an order/s granted on the 18 OCTOBER 2022 consists of:

ERF 26596 PROTEA GLEN EXTENSION 31 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

IN EXTENT 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T44022/2016

ALSO KNOWN AS: ERF 26596 PROTEA GLEN EXT 31 (26596 PALALA STREET))

IMPROVEMENTS: 1 LOUNGE, 1 KITCHEN, 2 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 with reserve of R 363 300.00

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, 2023-05-29.

Attorneys for Plaintiff(s): HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Telephone: 010 448 0609. Attorney Ref: M01216.

**Case No: 1430/2009**

IN THE HIGH COURT OF SOUTH AFRICA  
(Northern Cape Division, Kimberley)

**In the matter between: SONJA DAISY PINKER, Plaintiff and RUSSEL JOHN PINKER, Defendant**

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

**2023-06-30, 10:00, 54 Voortrekker Road, Fraserburg, Northern Cape.**

In pursuance of a Judgment in the High Court of South Africa and a Warrant of Execution dated 18 JULY 2022, the property listed hereunder will be sold in Execution on 30 JUNE 2023 at 10:00 by the Sheriff of the Court Fraserburg situated at 54 Voortrekker Street, Fraserburg, Northern Cape, be sold to the highest bidder subject to a reserve price of R 801 154,73.

CERTAIN: FARM WOLWEKLOOF NO. 460, DIVISION FRASERBURG, NORTHERN CAPE PROVINCE  
IN EXTENT: 1069,9584 HECTARES

DEED OF TRANSFER: T67677/2003 CTN

Rules of Auction:

1. The sale is in execution pursuant to the judgment obtain in the above Honourable Court.

2. The full and complete conditions of sale will be read immediately before the sale and lie for inspection at the office of the Sheriff of the High Court Fraserburg situated at 54 Voortrekker Street, Fraserburg, Northern Cape.

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

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

3.2. FICA-legislation:

3.2.1. Required proof of Identification and residential address.

3.3. Payment registration of R15 000.00 (refundable) for immovable property.

3.4. Registration Conditions.

4. There are no dwellings or improvements made on the property, but nothing is guaranteed:

5. Ten percent (10%) of the purchase price of the above property must be paid in cash on the day of sale. The balance is payable against transfer, which payment shall be secured by an approved Bank guarantee within twenty one (21) days of the date of sale.

Dated at Bellville, 2023-06-02.

Attorneys for Plaintiff(s): Lombard & Kriek Inc., Tijger Park 2, Willie Van Schoor Drive, Bellville, Western Cape. Telephone: 0215952312. Attorney Ref: S08967.

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## PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS**

**In2Assets Properties Pty Ltd  
Ixia Trading 152 Pty Ltd  
(Master's Reference: C000791/2020)**

**AUCTION NOTICE**

**2023-06-22, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe**

Liquidation: Section 101 SS Highlands Estate, Madadeni J, Newcastle

IN LIQUIDATION| Master's Reference No. C000791/2020 | Sectional Title Plans Unit | Unit size as follows: 1 x ± 54 m<sup>2</sup>

These properties are situated in the heart of the rural residential suburb of Madadeni, in the greater Newcastle area. Newcastle is the third largest city and urban centre in KwaZulu-Natal, South Africa. It is located in the North West corner of the province along the Ncandu River and is moderately industrial.

The parent site holds a total of 48 324 m<sup>2</sup> of land on which the first phase of 108 units of the sectional scheme has been sold out. The Estate comprises 12 blocks of the old Iscor Hostels, where 6 of them were refurbished and converted into the first phase which comprises of 108 units of 2-bedroom and 1-bathroom apartments with 1 parking bay each, inside the secure estate.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

Muhammad Ali, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Tel: 0861 444 769. Fax: 031 574 7601. Web: [www.in2assets.com](http://www.in2assets.com). Email: [alim@in2assets.com](mailto:alim@in2assets.com). Ref: -

**Bidders Choice (Pty) Ltd**

**INSOLVENT ESTATE ALBERTUS WILLEM VAN DER WATT\_MASTERS REF. NO: T000358/2023**

**(Master's Reference: T000358/2023)**

ONLINE LIQUIDATION AUCTION: COMBINED ONLINE AUCTION: IMMOVABLE PROPERTY & MOVABLE ASSETS

INSOLVENT ESTATE ALBERTUS WILLEM VAN DER WATT\_MASTERS REF. NO: T000358/2023

**2023-06-23, 08:00, Online @ [www.bidderschoice.co.za](http://www.bidderschoice.co.za) (click on BIDDERSONLINE TAB and register as a bidder)**

MOVABLE ASSETS ONLINE AUCTION:

BIDS OPEN: FRIDAY, 23 JUNE 2023 AT 08:00AM

BIDS CLOSE: THURSDAY, 29 JUNE 2023 FROM 11:00AM

VIEWING: 22 JUNE 2023 (10:00 - 14:00)

CONTACT: ALBERT 076 795 3249

T&C's: R 10 000,00 REGISTRATION FEE. FICA DOCUMENTS TO REGISTER. 10 % BUYERS COMMISSION PLUS VAT PAYABLE

PROPERTY ONLINE AUCTION:

BIDS OPEN: TUESDAY, 27 JUNE 2023 AT 08:00AM

BIDS CLOSE: WEDNESDAY, 28 JUNE 2023 FROM 11:00AM

VIEWING: 22 JUNE 2023 (10:00 - 14:00)

CONTACT: 082 808 1801 / 0861 44 42 42

T&C's: R 20 000,00 REGISTRATION FEE. FICA DOCUMENTS TO REGISTER. 10 % BUYERS COMMISSION PLUS VAT PAYABLE. 5% DEPOSIT PAYABLE AT THE FALL OF THE HAMMER.

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: INSOLVANT ESTATE AW VAN DER WATT.

**WH Auctioneers (Pty) Ltd  
Helm Construction (Pty) Ltd (In Liquidation)  
(Master's Reference: G389/2023)**

**AUCTION NOTICE**

**2023-06-22, 10:30, R114 & Koala Rd, Muldersdrift, Krugersdorp**

Duly instructed by the Liquidator, WH Auctioneers will sell the following:

Construction Equipment including Scaffolding, Containers, Sign Boards, Wooden Pallets, Piping, Pumps, Cement Mixers, Fittings, Office Furniture & Automation etc.

Contact: Kim 0824605989 or [kimr@wh.co.za](mailto:kimr@wh.co.za)

Viewing: Day prior.

Buyers Registration Fee: Refundable R15,000.00 via EFT and FICA

Terms & Conditions Apply.

Details subject to change without prior notice.

Kim Romao, 578 16th Road, Randjespark, Midrand. Tel: 011 574 5700. Fax: 0862412672. Web: [www.whauctions.com](http://www.whauctions.com). Email: [kimr@wh.co.za](mailto:kimr@wh.co.za). Ref: HC

**WH Auctioneers (Pty) Ltd  
Helm Construction (Pty) Ltd (In Liquidation)  
(Master's Reference: G389/2023)**

**AUCTION NOTICE**

**2023-06-22, 10:30, R114 & Koala Rd, Muldersdrift, Krugersdorp**

Duly instructed by the Liquidator, WH Auctioneers will sell the following:

Construction Equipment including Scaffolding, Containers, Sign Boards, Wooden Pallets, Piping, Pumps, Cement Mixers, Fittings, Office Furniture & Automation etc.

Contact: Kim 0824605989 or [kimr@wh.co.za](mailto:kimr@wh.co.za)

Viewing: Day prior.

Buyers Registration Fee: Refundable R15,000.00 via EFT and FICA

Terms & Conditions Apply.

Details subject to change without prior notice.

Kim Romao, 578 16th Road, Randjespark, Midrand. Tel: 011 574 5700. Fax: 0862412672. Web: [www.whauctions.com](http://www.whauctions.com). Email: [kimr@wh.co.za](mailto:kimr@wh.co.za). Ref: HC

**WH Auctioneers (Pty) Ltd  
Jai Hind EMCC t/a Emmarentia Convenience Centre (In Liquidation)  
(Master's Reference: G00079/2023)**

**AUCTION NOTICE**

**2023-06-22, 10:30, 578 16th Road, Randjespark, Midrand**

Duly instructed by the Liquidator, WH Auctioneers will sell the following:

Catering & Baking Equipment, Utensils, Crockery, Cutlery etc.

Contact: Kim 0824605989 or [kimr@wh.co.za](mailto:kimr@wh.co.za)

Viewing: Day prior.

Buyers Registration Fee: Refundable R15,000.00 via EFT and FICA

Terms & Conditions Apply.

Details subject to change without prior notice.

Kim Romao, 578 16th Road, Randjespark, Midrand. Tel: 011 574 5700. Fax: 0862412672. Web: [www.whauctions.com](http://www.whauctions.com). Email: [kimr@wh.co.za](mailto:kimr@wh.co.za). Ref: ECC

**Bekker Group Auctioneers  
Progro Developments cc (In Liquidation)  
(Master's Reference: C189/2023)  
AUCTION NOTICE  
2023-06-20, 12:00, 27 Rand Street, George**

Duly instructed by the Liquidator appointed, Bekker Group Auctioneers will sell the following:

Industrial Section Title Unit 15, Ken Smith Industrial Park, 27 Rand Street, George - Unit Size 125 square metres

Contact: Fred Bekker 066 247 1374 or [fred@bekkergroup.co.za](mailto:fred@bekkergroup.co.za)  
Viewing: Monday 12 & 19 June from 13h00 to 14h00.  
FICA Documents are Mandatory. Buyer's commission and 10% deposit payable on the fall of the hammer.  
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: PD

**Van's Auctioneers Gauteng  
Pro-plum Orchards (Pty) Ltd (In liquidation), Registration number: 2003/028883/07  
(Master's Reference: L21/2022)  
RESIDENTIAL DWELLING UTILISED AS 3 FLATLETS & ADJACENT FLATLET, WITH CURRENT TENANTS,  
MOOKGOPONG**

**2023-05-13, 12:00, ONLINE AUCTION, 13-14 JUNE 2023, 12:00-12:00, BID AND REGISTER:  
[www.vansauctions.co.za](http://www.vansauctions.co.za), OF 114, 4TH STREET,**

ERF 918 NABOOMSPRUIT, REGISTRATION DIVISION KR, LIMPOPO  
BETTER KNOWN AS 114, 4TH STREET, MOOKGOPONG, LIMPOPO  
EXTENT: ± 3 965 m<sup>2</sup>. ZONING: Residential  
IMPROVEMENTS:

A residence situated on a large stand currently subdivided into:

2 x 2-bedroom flatlets and 1 x 3-bedroom flatlet

Separate 2-bedroom flatlet

Large garden area

Current tenants on a month to month basis.

Auctioneer's note: Large Residential property, ideal as an investment and potential for further development.

10% deposit & buyers commission plus VAT: Bidders to register & supply proof of identity and residence.

R50,000 Registration fee. 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: 0861118267. 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.

**In2Assets Properties Pty Ltd  
Ixia Trading 152 Pty Ltd  
(Master's Reference: C000791/2020)  
AUCTION NOTICE**

**2023-06-22, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe**

Liquidation: Re-Development Opportunity for 108 Residential Units in Newcastle. Sections 109 - 216 SS Highlands Estate, Madadeni J, Newcastle

IN LIQUIDATION| Master's Reference No. C000791/2020 | Potential Redevelopment of 108 Units | Sectional Title Plans in place for 6 Buildings with 18 Units in each building | Unit sizes are as follows: 18 x ± 36 m<sup>2</sup> Units; 54 x ± 49 m<sup>2</sup> Units; 18 x ± 54 m<sup>2</sup> Units; 18 x ± 40 m<sup>2</sup> Units

These properties are situated in the heart of the rural residential suburb of Madadeni, in the greater Newcastle area. Newcastle is the third largest city and urban centre in KwaZulu-Natal, South Africa. It is located in the North West corner of the province along the Ncandu River and is moderately industrial.

This property presents an opportunity for the redevelopment of 108 units within the sectional title scheme known as Highlands Estate.

The parent site holds a total of 48 324 m<sup>2</sup> of land on which the first phase of 108 units of the sectional scheme has been sold out. The Estate comprises 12 blocks of the old Iscor Hostels, where 6 of them were refurbished and converted into the first phase which comprises of 108 units of 2-bedroom and 1-bathroom apartments with 1 parking bay each, inside the secure estate.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

Muhammad Ali, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Tel: 0861 444 769. Fax: 031 574 7601. Web: [www.in2assets.com](http://www.in2assets.com). Email: [alim@in2assets.com](mailto:alim@in2assets.com). Ref: -

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